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Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

Area Name / Number: Issaquah to May Valley / 65

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 392

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$162,300	\$367,700	\$530,000	\$551,900	96.0%	12.25%
2003 Value	\$175,500	\$369,800	\$545,300	\$551,900	98.8%	7.30%
Change	+\$13,200	+\$2,100	+\$15,300		+2.8%	-4.95%
% Change	+8.1%	+0.6%	+2.9%		+2.9%	-40.41%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.95% and -40.41% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$158,900	\$324,600	\$483,500
2003 Value	\$171,500	\$325,800	\$497,300
Percent Change	+7.9%	+0.4%	+2.9%

Number of improved Parcels in the Population: 3529

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

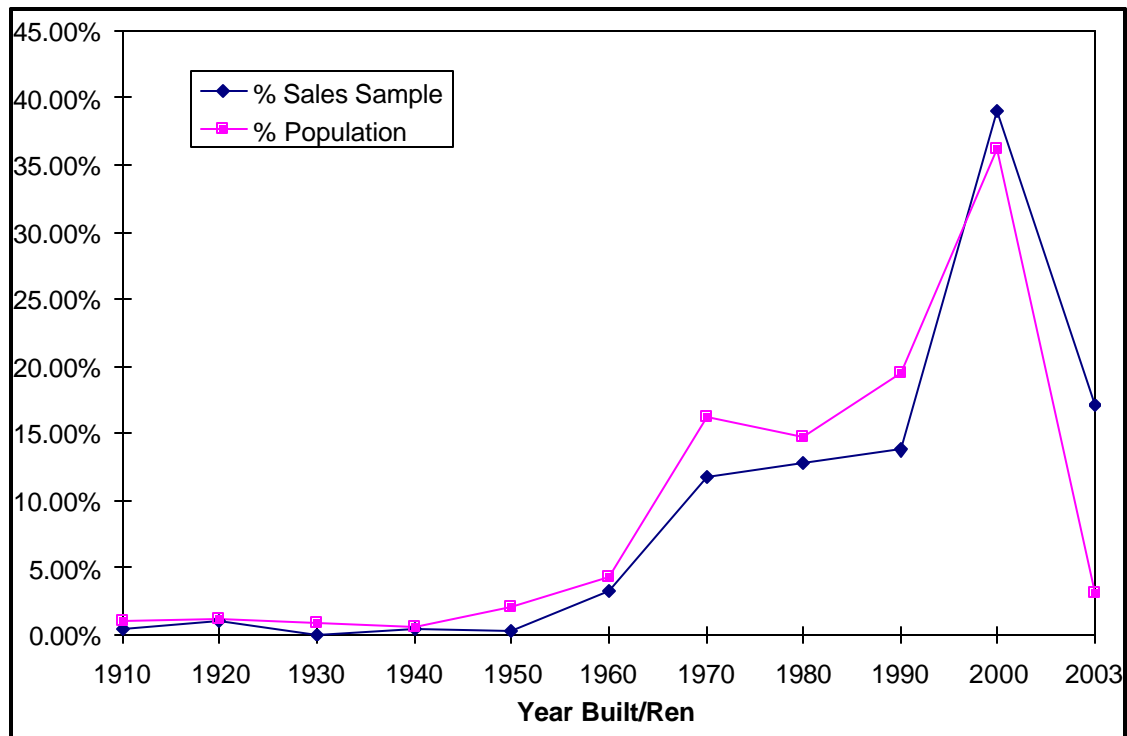
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.51%
1920	4	1.02%
1930	0	0.00%
1940	2	0.51%
1950	1	0.26%
1960	13	3.32%
1970	46	11.73%
1980	50	12.76%
1990	54	13.78%
2000	153	39.03%
2003	67	17.09%
	392	

Population		
Year Built/Ren	Frequency	% Population
1910	35	0.99%
1920	40	1.13%
1930	34	0.96%
1940	21	0.60%
1950	76	2.15%
1960	155	4.39%
1970	571	16.18%
1980	522	14.79%
1990	688	19.50%
2000	1275	36.13%
2003	112	3.17%
	3529	

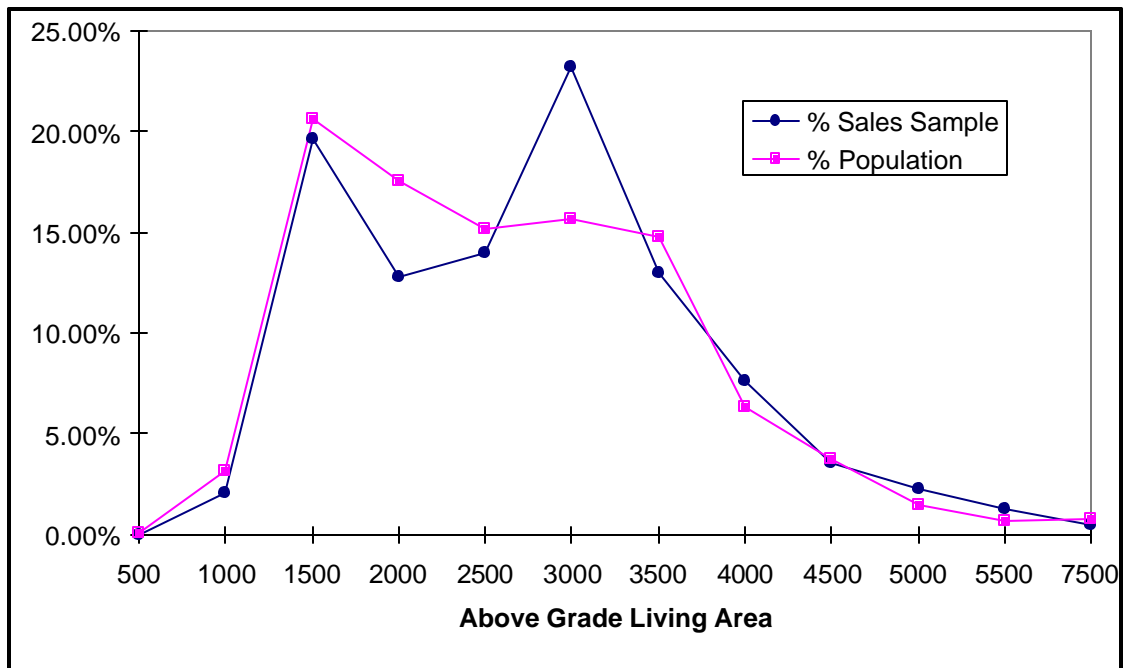


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	2.04%
1500	77	19.64%
2000	50	12.76%
2500	55	14.03%
3000	91	23.21%
3500	51	13.01%
4000	30	7.65%
4500	14	3.57%
5000	9	2.30%
5500	5	1.28%
7500	2	0.51%
	392	

Population		
AGLA	Frequency	% Population
500	2	0.06%
1000	111	3.15%
1500	729	20.66%
2000	621	17.60%
2500	536	15.19%
3000	553	15.67%
3500	521	14.76%
4000	222	6.29%
4500	133	3.77%
5000	52	1.47%
5500	23	0.65%
>=7500	26	0.74%
	3529	

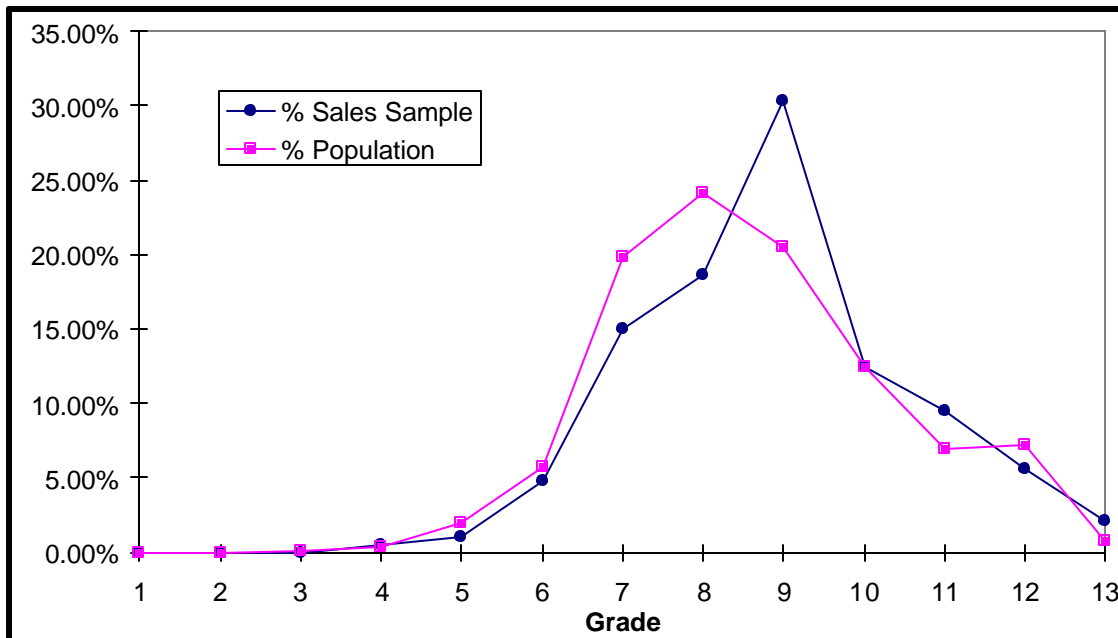


The sales sample frequency distribution follows the population distribution fairly close except in the 3000 square foot range where new home sales tend to over represent the population with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

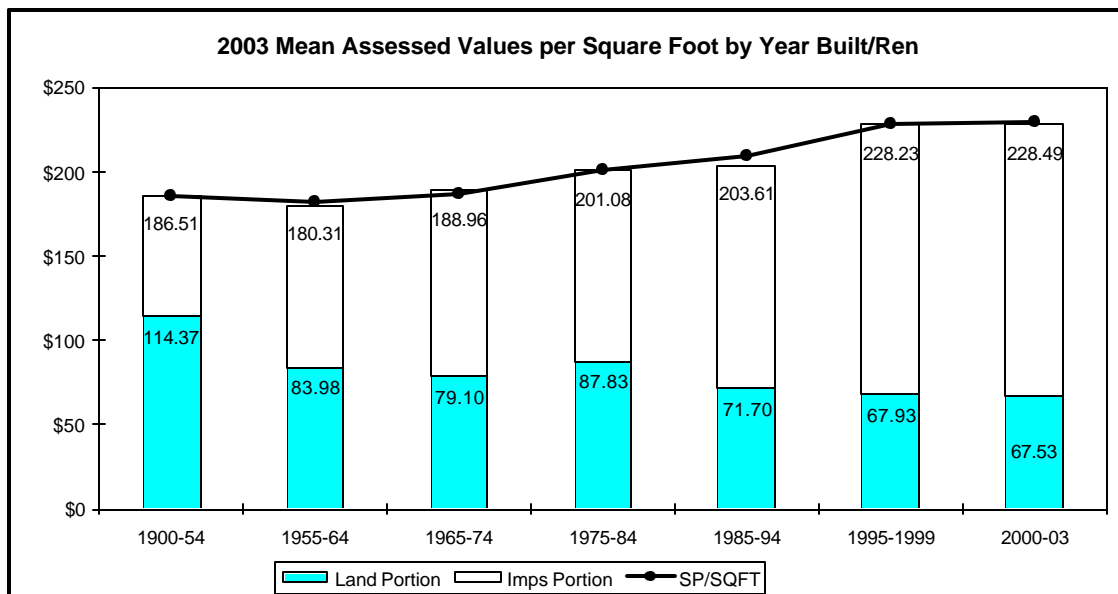
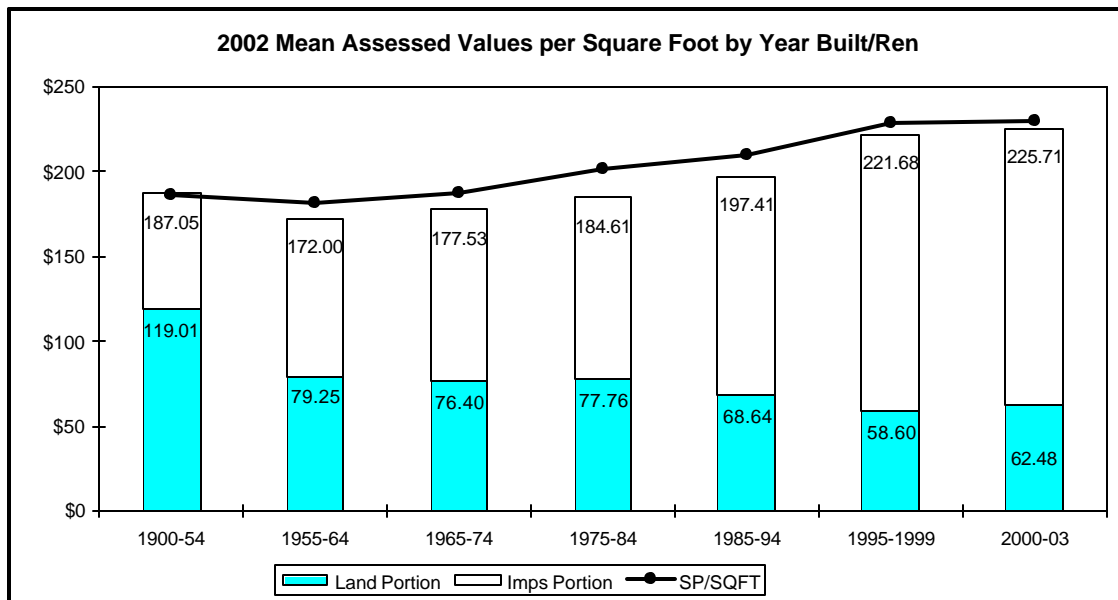
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.51%
5	4	1.02%
6	19	4.85%
7	59	15.05%
8	73	18.62%
9	119	30.36%
10	49	12.50%
11	37	9.44%
12	22	5.61%
13	8	2.04%
	392	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.06%
4	10	0.28%
5	70	1.98%
6	200	5.67%
7	700	19.84%
8	854	24.20%
9	722	20.46%
10	440	12.47%
11	247	7.00%
12	256	7.25%
13	28	0.79%
	3529	



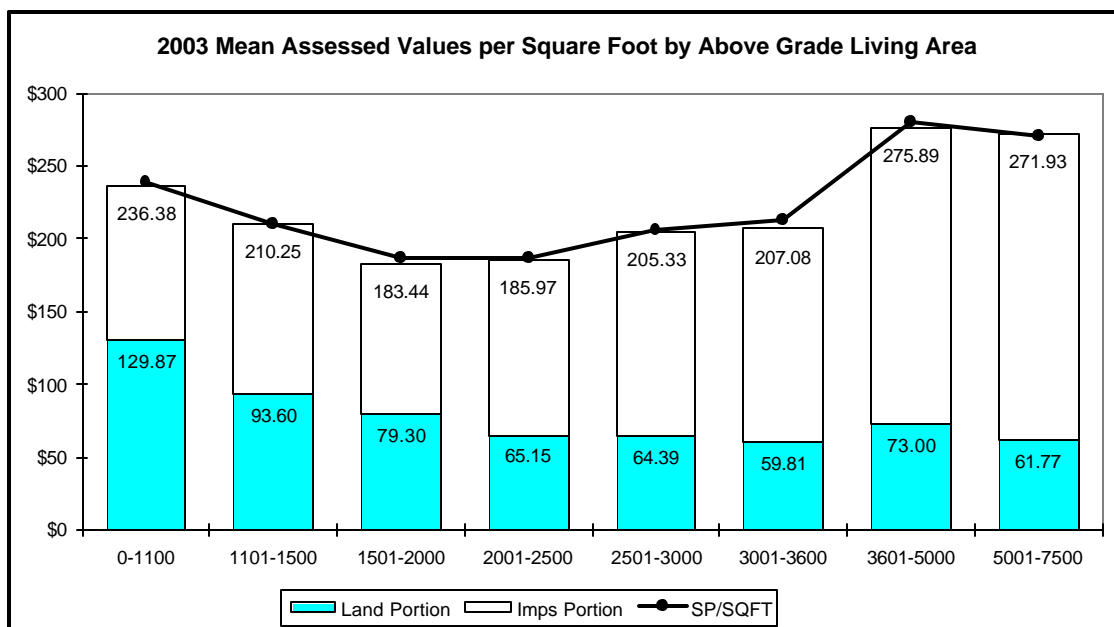
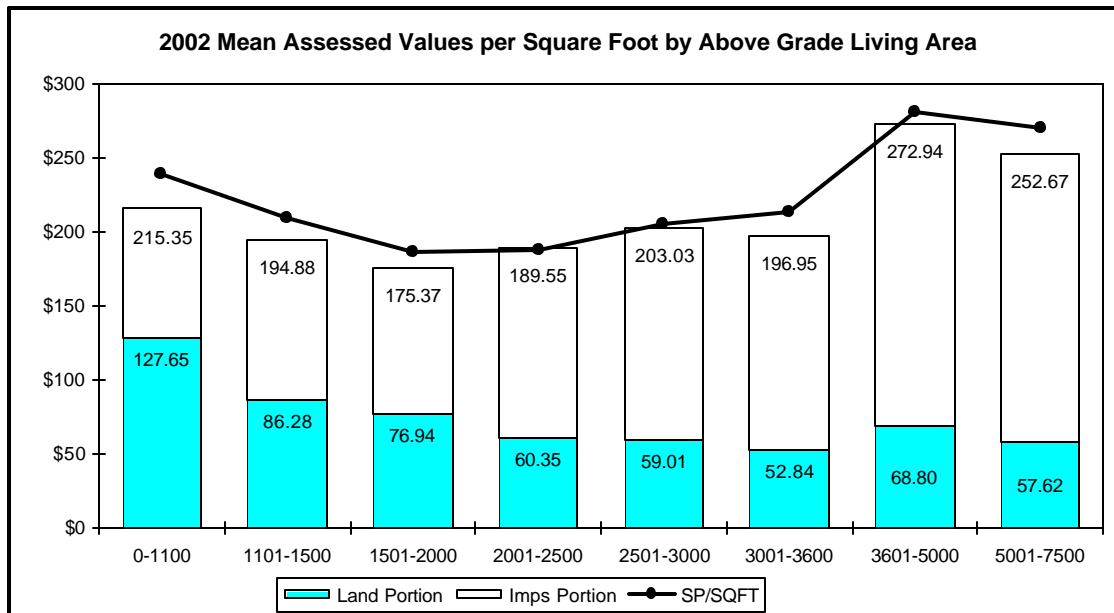
The sales sample frequency distribution follows the population distribution very closely except grade 9 where new home sales over represent the population with regard to Building Grade . This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built



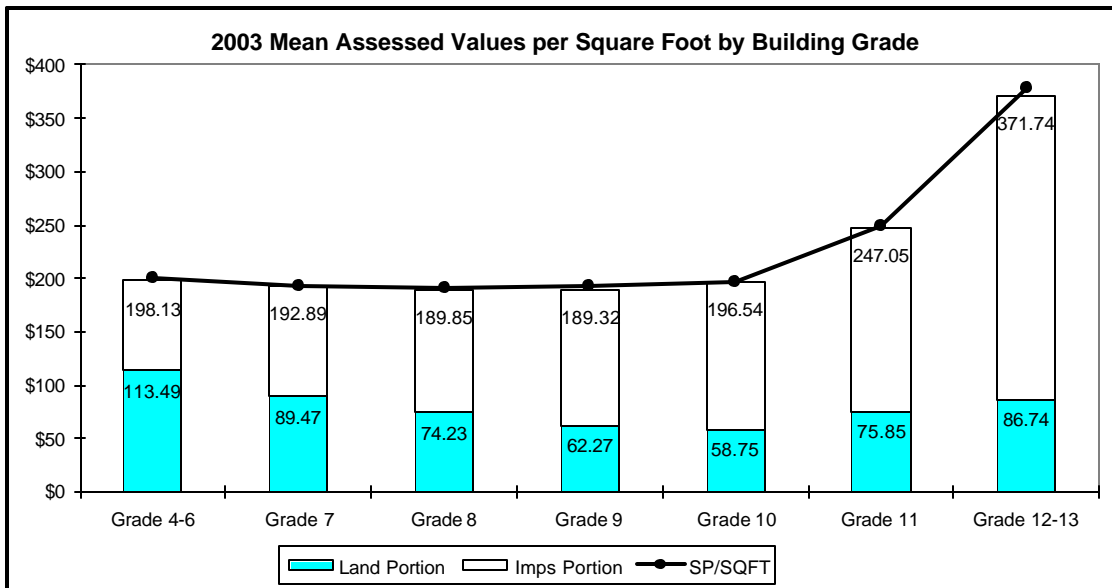
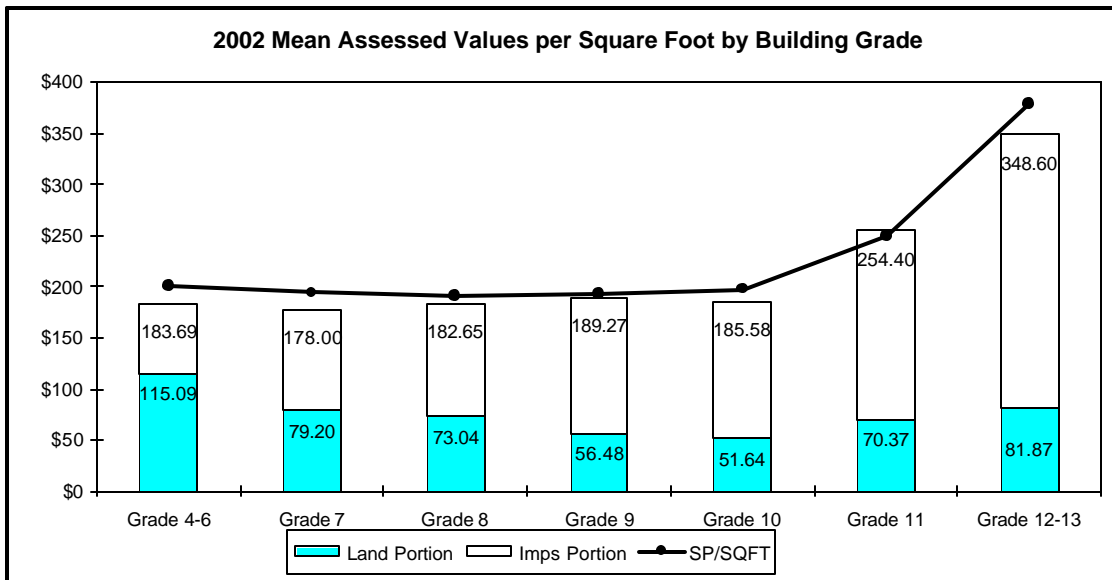
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



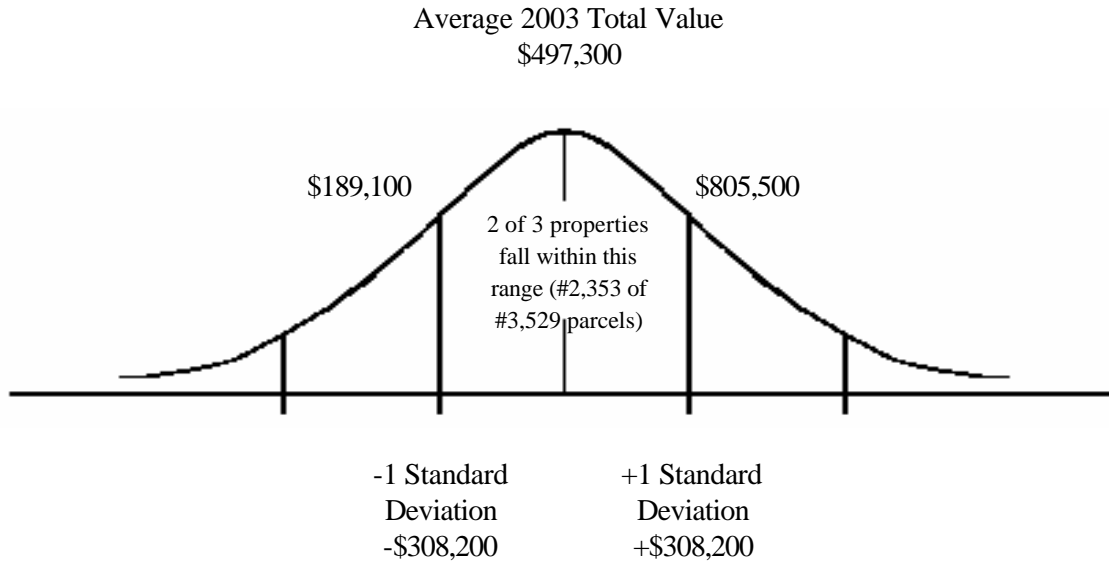
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 to 1/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Issaquah to May Valley

Boundaries:

The general boundary for this area starting at the North East is I-90, then West to Newport Way and on to Village Park Drive NE. The Western boundary from North to South is Lakemont Blvd. N.E. through Newcastle Golf Course to May Valley Road. May Valley Road is the Southern boundary. The Eastern boundary is Squak Mountain State Park and the City of Issaquah.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 65 is located along the I-90 corridor, from Lakemont to the City of Issaquah on the North, King County's Cougar Mountain Park to the West, Squak Mountain State Park to the East, and May Valley Road to the South. Overall this area is not very homogeneous due in part to the many and varied housing types that are located within the jurisdictions of Bellevue, Issaquah and unincorporated King County. Houses range in the quality of construction from grade 2 cabins to grade 13 mansions, in age from 1900 to the present, and in sales price and value from near \$150,000 to over \$2,500,000. This area has properties ranging from rural to suburban in nature, lot sizes range from small single sites to large acreage parcels. Most properties have no views but many properties have views ranging in quality from fair to spectacular. Homogeneity does exist within many of the larger platted areas within the larger market areas of Lakemont, Montreux, Issaquah and May Valley. Most of this area has ready access to I-90 and the various commercial and recreation spots on the Eastside and Seattle area.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 12.25% to 7.30%.

Scope of Data

Land Value Data:

Vacant sales from 1/2001 to 1/2003 were given primary consideration for valuing land. There were a sufficient number of vacant land sales within Area 65 to utilize the direct sales comparison approach in establishing land values for a majority of the properties. In Area 65-3 further consideration of vacant sales in the adjacent Areas of 66-2 and 66-13 was needed for additional market evidence in building the land valuation model. This was due to a lack of supporting sales

throughout all the land size ranges. 65-11 had fewer vacant sales than would be desirable, therefore the allocation of land to building was considered along with available vacant sales.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 65 has a total of 4973 parcels and is comprised of 3 very different market sub areas (65-1, 3 & 11). All three areas are very desirable for their very own unique qualities and locations, making the land valuation process very challenging due to the many type of properties. Throughout this area are many streams, steep topography, wetlands, coal mines and other sensitive areas. It is also bisected by the two very large parklands; King County Cougar Mountain Park and Squak Mountain State Park. These parks provide acres of forest land and hiking trails for residents of this area.

Area 65-1 is located in the Northwest portion of Area 65. This is the location of many upscale plats such as Lakemont, The Pinnacle, Montreux, and where a majority of high-end homes, new platting and new construction is taking place. Between the platted areas and Cougar Mountain Park is an area of very desirable tax lots. Some of these lots are located near public sewer (typically City of Bellevue jurisdiction) and are being platted where zoning allows. Those without public sewer are maintaining their rural character while still having a very desirable and close in location. Fantastic panoramic views of the Olympic and Cascade Mountains, Lake Sammamish, Lake Washington, and the Cities of Seattle and Bellevue are a significant characteristic of this area. With so much new construction and market activity in 65-1 there were plenty of vacant land sales representing most properties in order to build an adequate land model.

Area 65-3 is located at the very South end of Area 65 with Cougar Mountain Park and Squak Mountain Park creating a natural divider from areas 65-1 and 65-11. This area is more rural in nature having lots that range in size from approximately ½ acre in the platted areas and from just under 1 acre to over 10 acres in the tax lots. Most of the views in this area tend to be more moderate, although there are some small pockets having incredible panoramic views of Mt Rainier, the Cascade Mountains and the surrounding area. There were not enough representative vacant land sales available to build an adequate land model, therefore vacant sales in adjacent areas were researched and used for analysis. These sales will be included in the Vacant Sales Used section of the report.

Area 65-11 is located in the City of Issaquah jurisdiction; having two distinct residential market areas which are mostly built up. One of these is the older down town area established in the early 1900's, the other area was platted in the 1960's to the present and is located West of down town on the North facing slope of Squak Mountain. There were fewer vacant land sales than desirable with no similar market areas to look at, therefore available vacant sales were considered in conjunction with the allocation of land to building at 33% to 40% to establish land values.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

65-1 Land schedule

Parcels less than 1 full Acre - adjusted downward \$10,000 every ¼ Acre.
Parcels greater than 1 full Acre - adjusted upward \$10,000 every ¼ Acre.
Recreation and Parkland valued @ \$20,000 per Acre.

Major Number	Plat Name/Division	Base Value
029130	Ascent at Talus	\$60 - \$80,000
177700	Cougar Glen	\$200,000
177836	Cougar Ridge East	\$190,000
177838	Cougar Ridge West	\$150,000
177835	Cougar Ridge	\$185,000
330385	The Pinnacle (Highlands at Bellevue)	\$350,000
675250	Pheasant Ridge	\$320,000
730800	Ridgefield	\$200,000
<u>Lakemont</u>		
413941	Div 2	\$150,000
413942	Wyngate Div 3-A	\$260,000
	Carlyle Div 3-A	\$200,000
413943	Greystone Div 3-B	\$260,000
	Woodcroft Div 3-B	\$200,000
413944	Chandler Park Div 4	\$170,000
413945	Brighton Div 5	\$185,000
	Highbridge Div 5	\$230,000
413946	Creekside Circle Div 6	\$185,000
413947	Wyngate (North portion)	\$280,000
413948	Longshadow Ridge Div 7	
	North ½	\$230,000
	South ½ (premium)	\$260 - \$280,000
413949	Branderwood Div 8	\$260,000
413991	Lakemont Woods	\$320,000

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65-1 Land schedule (continued)

Platted Lot Base Land Values

	Major Number	Plat Name/Division	Base Value
<u>Montreux</u>	560800	Div 1	\$200,000
	560801	Div 2 & 4	\$185,000
	560803	Div 3	\$170,000
	856775	Talus Div 5C	\$110,000
	856274	Talus Div 5D	\$140,000
	947840	Winfield	\$170,000
	988800	Zahns Addition	\$185,000

Adjustments to Base Lot Values

View	Fair	Average	Good	Excellent
Territorial	0	\$10,000	\$20,000	\$40,000
Lake Washington	\$10,000	\$20,000	\$40,000	\$60,000
Lake Samammish	\$10,000	\$20,000	\$40,000	\$60,000
Seattle	0	\$20,000	\$40,000	\$60,000
Olympics	0	\$5,000	\$10,000	\$20,000
Cascades	0	\$5,000	\$10,000	\$20,000
Mt. Rainier	0	\$5,000	\$10,000	\$20,000
<u>Traffic Noise</u>	Moderate.....	-\$5,000		
	High.....	-\$10,000		
	Extreme.....	-\$20,000		
<u>Topography</u>	- 5% to - 50%			
<u>Restricted Sewer</u>	- 50%			
<u>Powerlines</u>	- \$5,000 to \$20,000			
<u>Adjacent to greenbelt</u>	+ \$10,000			

(Land schedule continued on next page)

65-3 Land Schedule

Platted Lot Base Land Values

Major Number	Plat Name/Division	Base Value
338830	Hi-Valley Ranchettes Add	\$140,000
328680	High Valley Add	\$140,000
430970	Licorice Fern II PH 01	\$140,000
430971	Licorice Fern II PH 02	\$140,000
430972	Licorice Fern II PH 03	\$140,000
788000	South Firs Div No 1	\$140,000
788001	South Firs Div No 2	\$140,000
788002	South Firs Div No 3	\$140,000

Tax Lots

R-5 Zone A Base lot size is 5 Acres that is valued at \$180,000.
The base lot value is adjusted downward by \$15,000 for each acre less than 5 acres.
The base lot value is adjusted upward by \$10,000 for each acre over 5 acres.
On sites (typically 10 or more acres) having the potential for more than one site, a value of \$100,000 was added for each additional site to the base lot value of \$180,000.

R-10 Zone The Base lot size is 10 Acres and is valued at \$230,000
On sites (typically 20 or more acres) having the potential for more than one site, a value of \$125,000 was added for each additional site to the base lot value of \$230,000.

Adjustments to Base Lot Values

<u>Views</u>	<u>Average</u>	<u>Good</u>	<u>Excellent</u>
Cascade/Olympics	+\$5,000	+\$10,000	+\$20,000 to \$30,000
Mt. Rainier	+\$10,000	+\$20,000	+\$40,000 to \$60,000
Territorial	+\$10,000	+\$20,000	+\$40,000 to \$60,000
<u>Shape/Size</u>	- 5% to - 40%	<u>Topography</u>	- 5% to - 30%
<u>Powerlines</u>	- 5% to - 20%	<u>Pipeline</u>	- 5% to - 20%
<u>Restricted Sewer</u>	- 5% to - 65%	<u>Easements</u>	- 5% to - 15%
<u>Traffic Noise</u>	Moderate.....	- \$2,000 to - \$5,000	
	High.....	- \$6,000 to - \$10,000	
	Extreme.....	- \$11,000 to - \$20,000	

(Land schedule continued on next page)

65-11 Land Schedule

Down Town Issaquah

(East of Newport Way, South of I-90,
North of SE Evans St. to East City limits)

Lot size Square Feet	Value
5,000.....	\$100,000
5,500.....	\$120,000
7,000.....	\$130,000
9,000.....	\$140,000
10,000.....	\$150,000
11,000.....	\$160,000
12,000.....	\$170,000
13,000.....	\$180,000

Tax Lots South of Town

(West of State Park, South of Evans St
East of platted areas & North of SE 96th St.)

Lot size Square Feet	Value
10,000 & less.....	\$85,000
13,500.....	\$100,000
15,000.....	\$110,000
17,000.....	\$120,000
20,000.....	\$130,000
23,000.....	\$140,000
28,000.....	\$160,000
35,000.....	\$180,000
43,000.....	\$195,000
1 Acre.....	\$200,000
1.5 Acres.....	\$240,000
2 Acres.....	\$280,000

Add \$20,000 per acre for every acre over 2 Acres.
Non buildable acreage is valued at \$12,000 per acre.

Platted Lot Base Land Values

Major Number	Plat Name/Division	Base Value
115200	Brookside Add	\$140,000
146060	Cedar Ridge	\$105,000
330397	Highlands at Sycamore	\$170,000
259765	Forest Rim	\$150,000
564150	Morgan's View	\$150,000
570620	Mountain Pk Estates Assess. Plat	\$110,000
571050	Mountainaire Div. #1	\$115,000
571060	Mountainaire Div. #2	\$115,000
571061	Mountainaire Div. #3	\$115,000
571062	Mountainaire Div. #4	\$115,000
731320	Ridgewood estates	\$115,000
807860	Summerhill	\$120,000

816330	Sycamore Knoll	\$140,000
816340	Sycamore Knoll Div 2	\$140,000

(Land schedule continued on next page)

65-11 Land Schedule (continued)

Platted Lot Base Land Values

Major Number	Plat Name/Division	Base Value
858201	Terra Highlands Div. #2	\$130,000
865000	Timber Crest Div. #1	\$125,000
872855	Twenty-Six Point Five	\$140,000
941220	Wildwood Acres Assess. Plat	\$105,000
941450	Wildwood Park Div. #1	\$110,000
941460	Wildwood Park Div. #2	\$105,000
941461	Wildwood Park Div. #3	\$115,000
954520	The Woods @ Issaquah Div. #1	\$135,000
954521	The Woods @ Issaquah Div. #2	\$135,000
954522	The Woods @ Issaquah Div. #3	\$135,000
954523	The Woods @ Issaquah Div. #4	\$135,000
954524	The Woods @ Issaquah Div. #3B	\$135,000
954525	The Woods @ Issaquah Div. #5A	\$150,000
954526	The Woods @ Issaquah Div. #5B	\$150,000

Adjustments

<u>View</u>	<u>Fair</u>	<u>Average</u>	<u>Good</u>	<u>Excellent</u>
Territory	0	\$15,000	\$30,000	\$50,000
Cascades	0	\$10,000	\$20,000	\$30,000
Lake Sammamish	\$15,000	\$30,000	\$45,000	\$60,000

Topography.....- 5% to - 70%
Restricted Sewer....- 5% to - 65%
Easements.....- 5% to - 15%
Greenbelts.....+ \$5,000 to + \$10,000
Vacant Sites.....-\$20,000 for required Geo Tech Studies

Vacant Sales Used In This Physical Inspection Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	242405	9151	08/16/01	350000	40022	Y	N
1	252405	9210	06/22/01	780000	57625	N	N
1	262405	9039	09/10/02	268500	23900	N	N
1	302406	9021	10/08/02	275000	435600	N	N
1	330385	0180	01/02/02	375000	30926	Y	N
1	330385	0250	07/02/01	785000	20536	N	N
1	330385	0260	07/02/01	785000	15778	N	N
1	413942	0260	09/13/02	375000	18374	Y	N
1	413943	0740	08/15/01	400000	16550	Y	N
1	723750	0060	11/11/02	229500	11430	N	N
1	723750	0070	11/11/02	229500	10754	N	N
1	723750	0450	10/31/02	786250	12654	Y	N
1	723750	0460	10/31/02	786250	12675	Y	N
1	723750	0470	12/26/02	403750	12694	Y	N
1	723750	0480	12/18/02	403750	13001	N	N
1	723750	1100	12/26/02	306000	12615	N	N
1	723750	1130	12/18/02	267750	10584	N	N
1	856273	0030	07/30/02	1590000	197327	N	N
1	856275	1170	10/31/02	114149	6506	N	N
3	082306	9042	01/08/02	185000	558003	N	N
3	338830	1220	08/05/02	140000	35070	N	N
3	338830	1400	09/24/02	150000	66646	N	N
3	430971	0040	05/08/01	119500	35230	N	N
11	330397	0030	05/22/01	210000	14498	Y	N
11	330397	0050	11/19/02	165000	14491	Y	N
11	332406	9066	02/01/01	33000	13068	N	N
11	342406	9027	09/10/02	218000	20908	N	N
11	527910	0190	06/18/02	170000	8650	N	N
11	527910	1193	04/11/01	125000	6350	N	N
11	571060	0430	11/11/02	60000	1600	N	N
11	571060	0440	11/11/02	60000	14790	N	N
11	571061	0790	08/21/02	123500	14300	N	N
11	816330	0460	01/11/01	125000	14290	N	N
64-2	072306	9156	7/27/2001	150,000	306,662	N	N
66-2	102306	9033	9/24/2001	150,000	453,895	N	N
66-2	152306	9211	7/12/2002	206,500	219,978	N	N
66-2	162306	9023	8/28/2001	144,500	252,648	N	N
66-13	152306	9089	5/22/2001	177,000	87,120	N	N
66-13	252306	9181	9/4/2001	190,000	399,880	N	N
66-13	252306	9186	12/10/2001	110,000	34,848	N	N
66-13	556140	0260	3/19/2002	105,000	38,400	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 65***

66-13	556140	1070	3/15/2001	105,000	68,389	N	N
66-13	556140	1620	2/13/2001	17,000	103,538	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	192406	9019	08/27/02	35000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
1	192406	9128	08/27/02	35000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
1	192406	9148	07/18/02	145000	
1	192406	9152	09/06/01	150000	QUIT CLAIM DEED
1	242405	9021	03/12/01	50000	NO MARKET EXPOSURE; NON-REPRESENTATIVE
1	242405	9052	09/03/02	175000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER
1	242405	9157	10/28/02	200000	NO MARKET EXPOSURE
1	242405	9158	08/12/02	210000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER
1	252405	9053	03/13/01	25000	PLOTTAGE
1	252405	9054	08/29/01	89000	PLOTTAGE
1	252405	9056	06/15/01	70000	PLOTTAGE; STATEMENT TO DOR
1	252405	9059	04/26/02	60000	MULTI-PARCEL SALE
1	252405	9060	04/26/02	60000	MULTI-PARCEL SALE
1	252405	9063	08/16/02	44000	PLOTTAGE
1	252405	9075	12/31/01	60000	PLOTTAGE
1	252405	9076	12/31/01	60000	PLOTTAGE
1	252405	9079	11/30/01	95000	PLOTTAGE
1	252405	9080	05/03/02	130000	PLOTTAGE
1	252405	9081	05/07/02	100000	MULTI-PARCEL SALE
1	252405	9082	05/03/02	130000	PLOTTAGE
1	252405	9083	05/25/01	50000	PLOTTAGE
1	252405	9084	05/25/01	50000	PLOTTAGE
1	252405	9091	10/16/01	100000	NO MARKET EXPOSURE; PLOTTAGE
1	252405	9092	10/15/01	100000	PLOTTAGE
1	252405	9093	02/05/02	100000	MULTI-PARCEL SALE
1	252405	9102	09/05/02	130000	NO MARKET EXPOSURE; PLOTTAGE
1	252405	9104	03/18/02	50000	PLOTTAGE
1	252405	9105	03/18/02	50000	PLOTTAGE
1	252405	9107	06/08/01	40000	PLOTTAGE
1	252405	9110	06/04/02	455000	MULTI-PARCEL SALE
1	252405	9111	06/04/02	455000	MULTI-PARCEL SALE
1	252405	9118	10/01/02	225000	NO MARKET EXPOSURE; PLOTTAGE
1	252405	9125	01/25/02	75000	PLOTTAGE
1	252405	9126	01/25/02	75000	PLOTTAGE
1	252405	9129	07/10/02	400000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
1	252405	9130	07/10/02	400000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
1	252405	9131	06/08/01	53333	PLOTTAGE
1	252405	9140	08/29/01	65000	PLOTTAGE
1	252405	9141	08/29/01	65000	PLOTTAGE
1	252405	9147	08/29/01	65000	PLOTTAGE
1	252405	9148	08/29/01	65000	PLOTTAGE

***Vacant Sales Removed From This Physical Inspection Analysis
Area 65***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	252405	9172	05/07/02	50000	PLOTTAGE
1	252405	9196	10/03/02	50000	NO MARKET EXPOSURE; PLOTTAGE
1	252405	9206	05/07/02	75000	PLOTTAGE
1	252405	9221	05/15/02	35000	PLOTTAGE
1	252405	9246	05/07/02	100000	PLOTTAGE
1	252405	9247	05/07/02	100000	PLOTTAGE
1	292406	9070	05/23/01	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	330385	0040	10/29/01	675000	SELLING OR BUYING COSTS AFFECTING SALE
1	330385	0440	02/28/02	700000	FORCED SALE;
1	723750	1110	11/24/02	548250	MULTI-PARCEL SALE
1	856274	0010	09/25/02	887135	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	856274	0020	12/24/02	788074	MULTI-PARCEL SALE
1	856274	0040	09/25/02	887135	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	856274	0580	09/25/02	530000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	856274	0590	09/25/02	530000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	856274	0600	09/25/02	530000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	856274	0610	09/25/02	530000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	856275	0080	07/02/02	1025656	MULTI-PARCEL SALE
1	856275	0090	07/02/02	1025656	MULTI-PARCEL SALE
1	856275	0100	07/02/02	1025656	MULTI-PARCEL SALE
1	856275	0110	07/02/02	1025656	MULTI-PARCEL SALE
1	856275	0120	10/03/02	732693	NO MARKET EXPOSURE; BUILDER OR DEVELOPER
1	856275	0130	07/02/02	983257	MULTI-PARCEL SALE
1	856275	0140	07/02/02	983257	MULTI-PARCEL SALE
1	856275	0150	07/02/02	983257	MULTI-PARCEL SALE
1	856275	0160	10/03/02	861875	MULTI-PARCEL SALE
1	856275	0170	10/03/02	861875	MULTI-PARCEL SALE
1	856275	0180	10/03/02	861875	MULTI-PARCEL SALE
1	856275	0250	10/03/02	861875	MULTI-PARCEL SALE
1	856275	0260	07/02/02	983257	MULTI-PARCEL SALE
1	856275	0270	07/02/02	983257	MULTI-PARCEL SALE
1	856275	0280	07/02/02	1025656	MULTI-PARCEL SALE
1	856275	0290	07/02/02	1025656	MULTI-PARCEL SALE
1	856275	0330	10/03/02	732693	NO MARKET EXPOSURE; BUILDER OR DEVELOPER
1	856275	0340	10/03/02	732693	NO MARKET EXPOSURE; BUILDER OR DEVELOPER
1	856275	0350	07/02/02	1025656	MULTI-PARCEL SALE
1	856275	0360	07/02/02	1025656	MULTI-PARCEL SALE
1	856275	1070	10/03/02	861875	MULTI-PARCEL SALE
1	856275	1080	10/03/02	861875	MULTI-PARCEL SALE
1	856275	1090	10/03/02	861875	MULTI-PARCEL SALE
1	856275	1100	07/02/02	983257	MULTI-PARCEL SALE
1	856275	1110	07/02/02	983257	MULTI-PARCEL SALE
1	856275	1120	07/02/02	983257	MULTI-PARCEL SALE
1	856275	1130	10/03/02	732693	NO MARKET EXPOSURE; BUILDER OR DEVELOPER
1	856275	1140	10/03/02	732693	NO MARKET EXPOSURE; BUILDER OR DEVELOPER
1	856275	1150	10/03/02	732693	NO MARKET EXPOSURE; BUILDER OR DEVELOPER

***Vacant Sales Removed From This Physical Inspection Analysis
Area 65***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	856275	1160	09/06/02	114724	NO MARKET EXPOSURE; BUILDER OR DEVELOPER
3	338830	1090	12/19/01	20000	\$1,000 SALE OR LESS; MULTI-PARCEL SALE
3	338830	1100	12/19/01	20000	\$1,000 SALE OR LESS; MULTI-PARCEL SALE
3	338830	1390	04/17/02	130000	NO MARKET EXPOSURE
3	430971	0010	09/25/01	32000	BUILDER OR DEVELOPER SALES
3	430971	0290	05/01/01	168000	MULTI-PARCEL SALE
3	430971	0300	05/01/01	168000	MULTI-PARCEL SALE
11	282406	9327	05/08/01	222500	NO MARKET EXPOSURE
11	282406	9365	10/10/02	115000	NO MARKET EXPOSURE
11	332406	9042	06/07/02	375000	GOVERNMENT AGENCY; MULTI-PARCEL SALE
11	342406	9103	05/23/02	125000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	342406	9206	12/14/01	115000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
11	571060	0170	03/22/01	350000	MULTI-PARCEL SALE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 1/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 65 is a very desirable area because of its great location in the I-90 corridor which provides excellent access to commercial centers and recreational areas. This desire has translated into a high demand for continued new platting, the construction of new homes, and the remodeling of existing homes. Created by this desire was a very active Real Estate market providing a sales sample representing most of the characteristics in the population and market data that assisted in the building of a very adequate improved total valuation model.

In the process of developing a total valuation model two multiplicative models were built and looked at closely. Both models were characteristic based with one utilizing the Assessors RCNLD (Replacement Cost New Less Depreciation) as an independent variable. Both models were presented and discussed with the revalue team, where the RCNLD based model was selected because of its higher consistency in equalization throughout the diversity of Area 65. Sales representing properties with excessively large homes, homes in fair or poor condition, larger lots, excessive accessory cost, or having more than one improvement were considered outliers. In the valuing of exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools. Mobile homes were also considered as exception parcels. There were no mobile home sales. Mobile homes were valued using the "Boecke" 2002 Mobile-Manufactured Housing Cost Guide adjusted with regional multipliers. An additional \$10,000 was added to the "Boecke" model for on site development costs, which account for the septic, water, power and excavation that make the site usable. This resulted in an overall improvement change of approximately 1.05%. There were a total of 20 properties with mobile homes as the main residence in Area 65, most of which are located in Area 65-3.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Formula:	<u>Variable</u>	<u>Coefficient</u>
Intercept		3.281565
+ If in "Chandler Park" (Plat 413944), then	1 *	0.03749773
+ If in "Cougar Ridge West" (Plat 177838), then	1 *	-0.03063827
+ If in "The Pinnacle" (Plat 330385), then	1 *	-0.04596459
+ LN(BaseLand/1000)	*	0.3458788
+ SQRT(TotalRCNLD/1000)	*	0.06077904
+ LN(Age+1)	*	-0.06178294
+ LN(EXP(Grade))	*	0.03542002
+ (Grade>11with view)*(LN(10))	*	0.02126672
+ (Cond=5 (Very Good))*(LN(10))	*	0.03168996
+ (Stry=1)*(TotBsmt=0)*(Ln(10))	*	-0.01678109

Then, truncate EMV to the lower 1000

EMV Plat Adjustments:

<u>Area 65-1 Major</u>	<u>Plat</u>	<u>Adjustment</u>
413941, 413942, 413943	Lakemont	Grade 12 & 13 built in
413945, 413946, 413947		2000 – 2003.....Total EMV x 1.07
413948 & 413949		Grade 9.....Total EMV x 1.05
560800, 560801 & 560803	Montreux	Grade 11 & 12..Total EMV x .95
		Grade 9.....Total EMV x 1.05
413990 & 413991	Lakemont Woods	Grade 13.....Total EMV x .9
		Rest of plat.....Total EMV x .95
413944	Chandler Park	Grade 9.....Total EMV x 1.05
		Grade 9.....Total EMV x .93
675250	Pheasant Ridge	All Grades.....Total EMV x .9
947840	Winfield	All Grades.....Total EMV x .95
856275	Talus Div 5-C	All Grades.....Total EMV x .95

Tax lots or parcels outside major plats with grade 12 or 13 improvement.

Has view then.....Total EMV x .9 Has no view then.....Total EMV x .95

<u>Area 65-11 Major</u>	<u>Plat</u>	<u>Adjustment</u>
872855	Twenty Six	All Grades.....Total EMV x 1.05

258960

Foothills @ Issaquah All Grades.....Total EMV x .95

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	242405	9020	11/14/01	700000	1450	0	7	1984	2	155509	Y	N	6320 168TH PL SE
1	322406	9095	9/19/01	345000	2120	0	7	1993	3	124581	Y	N	20920 SE 83RD PL
1	988800	0060	3/27/02	374750	1720	540	8	1978	3	34998	Y	N	17102 SE COUGAR MOUNTAIN DR
1	322406	9093	4/4/02	342900	2050	0	8	1981	4	25264	N	N	20914 SE 83RD PL
1	177838	0180	7/16/01	440843	2030	0	9	2001	3	5675	N	N	16255 SE 66TH ST
1	177838	0420	4/1/02	420000	2030	0	9	2001	3	4419	N	N	16255 SE 66TH ST
1	177838	0470	1/22/02	390000	2030	0	9	2001	3	4579	N	N	16360 SE 66TH ST
1	177838	0520	8/2/01	419950	2030	0	9	2001	3	5771	N	N	6598 163RD PL SE
1	413944	0330	12/26/02	420000	2190	0	9	1994	3	8759	N	N	16462 SE 56TH PL
1	177835	0250	6/22/01	460000	2280	0	9	1996	3	12800	N	N	5645 193RD PL SE
1	177838	0010	9/25/01	431950	2290	0	9	2001	3	6669	N	N	6577 163RD PL SE
1	177838	0030	7/29/02	490000	2290	1000	9	2001	3	5139	N	N	6583 163RD PL SE
1	177838	0050	1/28/02	482500	2290	1000	9	2001	3	5666	N	N	6591 163RD PL SE
1	177838	0200	7/22/02	454950	2290	0	9	2002	3	5096	N	N	163RD PL SE
1	177838	0220	5/28/02	452650	2290	0	9	2002	3	8647	N	N	6759 163RD PL SE
1	177838	0490	8/24/01	439000	2290	0	9	2001	3	6485	N	N	16340 SE 66TH ST
1	177838	0530	6/28/01	429950	2290	0	9	2001	3	5189	N	N	6594 163RD PL SE
1	177838	0580	9/26/01	420000	2310	0	9	2001	3	6949	N	N	16393 SE COUGAR MOUNTAIN WY
1	947840	0120	2/5/02	480000	2330	0	9	2001	3	7294	N	N	6400 166TH PL SE
1	947840	0240	5/18/01	510000	2330	0	9	2000	3	8846	N	N	6431 165TH PL SE
1	177838	0090	8/29/02	540331	2420	780	9	2002	3	8689	N	N	16403 NW 66TH ST
1	177838	0110	3/13/02	510000	2420	780	9	2002	3	8914	N	N	16067 SE 66TH ST
1	177838	0130	1/23/02	434950	2420	0	9	2002	3	4985	N	N	16081 SE 66TH ST
1	177838	0190	3/29/02	459950	2420	0	9	2001	3	5291	N	N	6651 163RD PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 65**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	177838	0210	6/18/02	455621	2420	0	9	2002	3	5705	N	N	7022 163RD PL SE
1	177838	0390	7/24/02	484950	2420	0	9	2002	3	7261	N	N	6652 163RD PL SE
1	177838	0440	2/26/02	505000	2420	780	9	2001	3	5682	N	N	16399 SE 66TH ST
1	177838	0070	9/20/01	444950	2430	0	9	2001	3	6635	N	N	6599 163RD PL SE
1	177838	0170	9/25/01	449950	2430	0	9	2001	3	4771	N	N	16197 SE 66TH ST
1	177838	0460	8/20/01	439950	2430	0	9	2001	3	4811	N	N	16380 SE 66TH ST
1	177838	0560	12/11/01	420000	2430	0	9	2001	3	5393	N	N	16357 SE COUGAR MOUNTAIN WY
1	947840	0110	3/20/01	499950	2520	0	9	2000	3	6162	N	N	16520 SE 64TH PL
1	947840	0250	1/19/01	522500	2520	600	9	2000	3	5973	N	N	6429 165TH PL SE
1	947840	0270	1/8/01	519950	2520	600	9	2000	3	5579	N	N	6425 165TH PL SE
1	947840	0290	1/30/01	499950	2520	600	9	2000	3	6099	N	N	6421 165TH PL SE
1	177838	0020	6/13/02	519950	2540	900	9	2002	3	5450	N	N	6579 163RD PL SE
1	177838	0040	10/31/01	517950	2540	900	9	2001	3	5505	N	N	6587 163RD PL SE
1	177838	0060	9/20/01	514950	2540	900	9	2001	3	6185	N	N	6595 163RD PL SE
1	177838	0080	5/8/02	519950	2540	900	9	2002	3	10757	N	N	16021 SE 66TH ST
1	177838	0100	5/6/02	524950	2540	900	9	2002	3	16404	N	N	16055 SE 66TH ST
1	177838	0140	11/19/01	450000	2540	0	9	2001	3	5435	N	N	16093 SE 66TH ST
1	177838	0430	3/25/02	524950	2540	900	9	2002	3	5382	N	N	16385 SE 66TH ST
1	177838	0590	9/19/01	455000	2540	0	9	2001	3	5775	N	N	16399 SE COUGAR MOUNTAIN WY
1	947840	0180	11/19/01	500000	2540	690	9	2000	3	6794	N	N	6437 166TH PL SE
1	177838	0360	4/11/02	464950	2640	0	9	2002	3	5096	N	N	6674 163RD PL SE
1	177838	0380	6/18/02	474950	2640	0	9	2002	3	5096	N	N	6660 163RD PL SE
1	413944	0350	8/23/01	550000	2660	0	9	1995	3	8310	N	N	16410 SE 56TH PL
1	560801	0190	10/16/01	520000	2680	0	9	1996	3	8168	N	N	5907 OBERLAND PL NW
1	413941	0020	8/1/02	505000	2700	0	9	1992	3	9801	N	N	17286 SE 49TH PL
1	560801	1090	12/7/01	535000	2700	0	9	1996	3	9595	Y	N	18451 NW VILLAGE PARK DR
1	177838	0480	5/13/02	529950	2740	0	9	2002	3	15834	N	N	16350 SE 66TH ST
1	413944	0230	8/13/02	586250	2770	0	9	1994	3	8998	N	N	5558 166TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	947840	0080	8/28/01	524950	2890	90	9	2000	3	4930	N	N	16410 SE 64TH PL
1	947840	0100	7/25/01	544000	2890	90	9	2000	3	6247	N	N	16518 SE 64TH PL
1	947840	0160	6/17/02	485000	2890	90	9	2000	3	5561	N	N	6438 166TH PL SE
1	947840	0300	10/12/01	500000	2890	90	9	2000	3	6440	N	N	6406 164TH PL SE
1	413944	0360	4/23/02	599000	2900	0	9	1993	3	9972	N	N	16409 SE 56TH PL
1	177838	0120	3/25/02	499950	2910	0	9	2002	3	10417	N	N	16079 SE 66TH ST
1	177838	0150	1/22/02	500000	2910	0	9	2002	3	10060	N	N	16099 SE 66TH ST
1	177838	0160	5/9/02	499950	2910	0	9	2002	3	8858	N	N	16143 SE 66TH ST
1	177838	0500	6/4/02	459950	2910	0	9	2001	3	7780	N	N	16330 SE 66TH ST
1	177838	0510	6/13/01	464950	2910	0	9	2001	3	5428	N	N	16320 SE 66TH ST
1	177838	0550	12/4/01	484950	2910	0	9	2001	3	7760	N	N	16343 SE COUGAR MOUNTAIN WY
1	177838	0570	1/16/02	460000	2910	0	9	2001	3	5553	N	N	16375 SE COUGAR MOUNTAIN WY
1	413944	0690	1/18/01	630000	2920	0	9	1995	3	13742	N	N	16426 SE 57TH PL
1	177838	0450	6/15/01	479950	2930	0	9	2001	3	7013	N	N	16398 SE 66TH ST
1	947840	0060	4/4/01	505000	2950	0	9	2000	3	5797	N	N	16406 SE 64TH PL
1	947840	0090	5/26/01	520000	2950	0	9	2000	3	6083	N	N	16512 SE 64TH PL
1	947840	0150	1/29/01	589950	2950	290	9	2000	3	8772	N	N	6436 166TH PL SE
1	947840	0210	5/31/01	499950	2950	0	9	2000	3	6239	N	N	6420 165TH PL SE
1	947840	0310	12/17/01	470000	2950	0	9	2000	3	6145	N	N	6408 164TH PL SE
1	947840	0350	5/21/01	599950	2950	290	9	2000	3	7297	N	N	6418 164TH PL SE
1	560801	0550	2/26/01	785000	3110	1330	9	2000	3	7310	N	N	5706 NW LAC LEMAN DR
1	413944	0880	9/17/02	609000	3260	0	9	1994	3	11237	Y	N	16585 SE 56TH PL
1	560801	0500	3/16/01	598700	3290	0	9	1996	3	7221	N	N	5846 MONT BLANC PL NW
1	560801	0400	8/27/01	595000	3310	0	9	1998	3	7529	N	N	5988 MONT BLANC PL NW
1	413944	0400	7/19/01	600000	3400	0	9	1996	3	8416	N	N	16461 SE 56TH PL
1	560801	0610	8/28/02	612500	3540	0	9	2000	3	7768	N	N	5576 NW LAC LEMAN DR
1	560801	0170	6/26/02	645000	3600	0	9	1998	3	9612	N	N	18143 NW VARESE CT
1	730800	0430	6/27/02	720000	3750	0	9	2001	3	8510	N	N	6319 167TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	413943	0480	8/14/02	687500	4340	0	9	1999	3	10654	Y	N	6075 167TH AV SE
1	413944	0020	8/5/02	563000	2590	360	10	1994	3	8311	Y	N	5636 168TH AV SE
1	177835	0280	10/24/02	527100	2620	0	10	1996	3	10021	N	N	5615 194TH LN SE
1	413944	0190	7/5/01	660000	2650	1010	10	1995	3	7381	Y	N	16690 SE 56TH PL
1	413944	0540	5/30/02	570000	2780	0	10	1993	3	8609	Y	N	5614 167TH PL SE
1	413944	0140	11/4/02	578500	2810	800	10	1994	3	8525	N	N	16862 SE 56TH PL
1	413944	0570	5/17/02	565000	2820	0	10	1992	3	7308	N	N	5641 168TH AV SE
1	413945	0160	3/22/02	528650	2830	0	10	1995	3	7136	N	N	5452 176TH PL SE
1	413944	0560	3/24/02	574000	2840	0	10	1992	3	7471	N	N	5635 168TH AV SE
1	413945	0470	7/5/01	580000	2870	0	10	1995	3	8672	N	N	5547 176TH PL SE
1	413944	0010	4/16/01	577500	2880	0	10	1994	3	8841	Y	N	5648 168TH AV SE
1	413945	0060	6/28/01	575000	2930	0	10	1995	3	7690	N	N	17571 SE 56TH ST
1	413943	0800	6/20/02	674950	2940	0	10	1994	3	14547	Y	N	5922 166TH AV SE
1	730800	0280	12/9/02	699000	3000	960	10	2000	3	9880	N	N	16772 SE 63RD PL
1	413945	0100	4/12/02	610000	3100	0	10	1995	3	7466	N	N	5556 176TH PL SE
1	413946	0320	2/20/01	660000	3120	0	10	1996	3	8182	N	N	5565 178TH AV SE
1	413945	0150	6/17/02	619900	3130	0	10	1994	3	6581	N	N	5474 176TH PL SE
1	560803	0070	11/10/02	600000	3150	0	10	1999	3	9879	Y	N	4961 ALPEN GLOW PL NW
1	413945	0190	12/26/02	622000	3190	0	10	1994	3	8433	N	N	5392 176TH PL SE
1	730800	0060	9/9/02	695000	3210	0	10	1999	3	10422	N	N	16515 SE 63RD PL
1	730800	0140	12/5/01	770000	3210	1300	10	2000	3	13452	N	N	6373 167TH AV SE
1	730800	0260	11/9/01	627000	3210	0	10	1999	3	10504	N	N	16794 SE 63RD PL
1	730800	0200	10/4/02	688000	3220	0	10	1999	3	10331	N	N	16729 SE 63RD PL
1	560804	0100	8/12/02	735000	3280	0	10	1996	3	13185	N	N	5414 CHAMPERY PL NW
1	730800	0300	1/4/01	594800	3290	0	10	2000	3	10677	N	N	16748 SE 63RD PL
1	413945	0360	1/2/02	715000	3320	0	10	1995	3	7644	N	N	5491 175TH PL SE
1	560803	0140	11/12/02	630000	3320	0	10	1995	3	22492	N	N	18694 NW BERNINA CT
1	413946	0120	12/19/01	779925	3370	1560	10	1996	3	10265	N	N	5525 179TH AV SE
1	560804	0090	8/15/02	747000	3400	0	10	1996	3	14700	N	N	5428 CHAMPERY PL NW
1	560800	0850	6/26/01	675000	3420	0	10	1994	3	9190	Y	N	5370 COL DE VARS PL NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	560804	0060	7/23/02	735000	3460	0	10	1995	3	10978	N	N	5452 CHAMPERY PL NW
1	730800	0180	4/20/01	685000	3470	0	10	1999	3	11022	N	N	16705 SE 63RD PL
1	413946	0290	2/5/02	665000	3530	0	10	1997	3	9753	N	N	5523 178TH AV SE
1	730800	0370	4/23/02	645000	3540	0	10	2000	3	8750	N	N	6280 167TH AV SE
1	413946	0260	1/9/02	640000	3640	0	10	1995	3	9497	N	N	5542 178TH AV SE
1	560801	1110	2/6/02	810000	3950	510	10	2001	3	8785	Y	N	18477 NW VILLAGE PARK DR
1	560801	1100	5/30/01	850000	5240	0	10	2000	3	14756	Y	N	18465 NW VILLAGE PARK DR
1	413948	0010	6/20/01	798000	2220	1450	11	1996	3	8567	Y	N	17896 SE 57TH PL
1	413950	0170	5/8/02	868750	2620	850	11	1996	3	15241	Y	N	5628 173RD AV SE
1	560800	0140	9/26/02	920000	2830	1830	11	1993	3	13287	Y	N	18404 NW MONTREUX DR
1	413943	0230	10/22/02	820000	2920	1580	11	1997	3	15570	Y	N	16463 SE 59TH ST
1	413943	0640	7/17/01	770000	2950	0	11	1995	3	13591	Y	N	5892 169TH AV SE
1	560800	0150	4/26/01	989000	2960	1490	11	1993	3	14183	Y	N	18402 NW MONTREUX DR
1	177835	0090	2/1/02	655000	2990	0	11	1995	3	13884	N	N	19495 SE 57TH PL
1	560801	0740	10/9/02	759000	3030	0	11	1994	3	12454	Y	N	18345 NW MARSEILLE CT
1	560801	0690	8/22/01	719000	3210	0	11	1996	3	8739	Y	N	18310 NW MARSEILLE CT
1	413943	0770	9/9/02	1020000	3370	1360	11	1995	3	15721	Y	N	16658 SE 59TH ST
1	560800	0450	11/30/01	590000	3390	670	11	1993	3	11370	N	N	18108 NW MONTREUX DR
1	560801	1060	7/13/01	842000	3440	0	11	1997	3	12260	N	N	18157 NW VILLAGE PARK DR
1	413990	0190	8/24/01	785000	3500	0	11	1989	3	43920	N	N	6148 160TH AV SE
1	413948	0180	11/15/01	810000	3510	270	11	1996	3	10150	Y	N	17879 SE 57TH PL
1	413948	0430	9/24/02	810000	3520	0	11	1996	3	12255	N	N	5708 179TH AV SE
1	560800	0460	6/5/02	800000	3520	880	11	1991	3	13421	N	N	18106 NW MONTREUX DR
1	413942	0010	4/3/02	699000	3550	1090	11	1992	3	14019	Y	N	5498 170TH PL SE
1	413948	0400	7/12/01	829000	3570	0	11	1996	3	17527	Y	N	5784 179TH AV SE
1	413948	0410	6/28/02	830000	3580	0	11	1996	3	11244	N	N	5776 179TH AV SE
1	560801	1020	1/3/02	730000	3710	0	11	1995	3	11338	N	N	5714 MATTERHORN PL NW
1	413945	0530	6/24/02	891500	3730	0	11	1994	3	14133	N	N	5518 174TH PL SE
1	330385	0130	4/11/01	1050000	3740	1470	11	2000	3	27433	Y	N	170TH PL SE
1	413948	0170	4/11/01	907500	3770	80	11	1998	3	11170	Y	N	17851 SE 57TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	413948	0340	9/11/01	1050000	3790	1210	11	1996	3	13910	Y	N	17797 SE 58TH PL
1	560800	0310	4/22/02	885000	3840	680	11	1993	3	17493	N	N	5205 ISOLA PL NW
1	560800	0250	3/13/02	750000	3910	0	11	1991	3	12288	N	N	5208 ISOLA PL NW
1	330385	0330	8/8/01	1075000	4110	0	11	2001	3	27755	N	N	17074 SE 65TH PL
1	330385	0160	8/8/02	1000000	4150	0	11	2000	3	21627	Y	N	6737 170TH PL SE
1	560800	0480	8/25/01	820000	4160	0	11	1992	3	13716	N	N	5555 NW KONIGS CT
1	413942	0600	8/24/01	1285000	4270	0	11	1995	3	14296	Y	N	16830 SE 57TH PL
1	413991	0150	6/14/02	910000	4410	0	11	1990	3	31810	N	N	6257 164TH AV SE
1	242405	9030	12/30/02	1300000	4600	0	11	1979	4	134600	Y	N	17520 SE 60TH ST
1	330385	0170	3/28/01	1220440	4610	0	11	2001	3	24059	Y	N	6749 170TH PL SE
1	330385	0320	11/27/01	1025000	4640	0	11	2001	3	34021	N	N	17088 SE 65TH PL
1	330385	0300	5/8/02	1150000	4670	0	11	2002	3	37265	N	N	17095 SE 65TH PL
1	330385	0340	7/19/01	1210000	4730	0	11	2001	3	31817	Y	N	17048 SE 65TH PL
1	330385	0230	1/28/02	1547203	6900	0	11	2001	3	28330	N	N	6740 170TH PL SE
1	560800	0210	11/16/01	955000	2550	1310	12	1995	3	21414	Y	N	18208 NW MONTREUX DR
1	413942	0180	4/12/01	1673347	2860	2760	12	2000	3	19366	Y	N	16930 SE 58TH ST
1	413947	0070	12/18/01	1226750	2880	2820	12	1998	3	18871	Y	N	17088 SE 58TH ST
1	413942	0630	4/23/02	1165700	2940	1370	12	1998	3	15701	Y	N	16910 SE 58TH ST
1	560800	0110	12/24/01	1064000	3120	1630	12	1993	3	13521	Y	N	18502 NW MONTREUX DR
1	560801	0760	3/15/01	790000	3220	0	12	1995	3	11980	Y	N	5609 NW LAC LEMAN DR
1	413948	0270	3/26/01	1855000	3300	2740	12	2001	3	13532	Y	N	17726 SE 58TH PL
1	413948	0280	6/12/01	1885000	3440	2550	12	2000	3	14777	Y	N	17704 SE 58TH PL
1	413950	0130	4/4/01	1550000	3590	1440	12	1999	3	12825	Y	N	5730 173RD AV SE
1	262405	9066	3/3/01	982000	3620	0	12	1996	3	44866	N	N	16106 SE COUGAR MOUNTAIN WY
1	560800	0230	8/3/02	840000	3930	0	12	1991	3	11728	N	N	18204 NW MONTREUX DR
1	413942	0530	9/5/01	1500000	4040	610	12	2000	3	14533	Y	N	5768 168TH PL SE
1	413950	0320	5/21/02	1210000	4060	1180	12	1999	3	15462	Y	N	17233 SE 57TH PL
1	413948	0290	2/6/02	1730000	4190	1590	12	2001	3	15690	Y	N	17705 SE 58TH PL
1	413991	0020	12/2/02	970000	4210	0	12	1991	3	37960	N	N	6335 163RD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	413945	0710	2/27/01	1250000	4310	0	12	1994	3	12482	N	N	17345 SE 54TH PL
1	413948	0130	11/7/02	1520000	4320	1610	12	2001	3	16256	Y	N	17799 SE 57TH PL
1	413942	0170	4/18/02	1225000	4332	0	12	1995	3	18283	Y	N	5683 169TH PL SE
1	413948	0110	7/9/01	1675000	4560	1260	12	2000	3	23148	Y	N	17725 SE 57TH PL
1	413990	0160	5/18/01	1250000	4670	0	12	1988	3	35860	N	N	6268 160TH AV SE
1	413950	0370	4/23/01	1500000	5170	0	12	1999	3	15774	Y	N	17230 SE 58TH ST
1	675250	0020	3/25/02	1220000	5590	0	12	1990	3	39650	Y	N	6560 163RD PL SE
1	330385	0090	6/24/02	2100000	3680	2980	13	2001	3	27682	Y	N	6555 170TH PL SE
1	330385	0470	1/9/01	2230000	3720	2913	13	2000	3	37486	Y	N	6537 169TH PL SE
1	330385	0010	5/22/01	1857200	4420	1500	13	2000	3	34071	Y	N	6561 168TH PL SE
1	330385	0050	5/1/01	2594775	4780	1280	13	2000	3	41094	Y	N	6582 169TH PL SE
1	330385	0370	7/1/02	2147687	4990	2400	13	2002	3	17421	Y	N	17035 SE 65TH PL
1	413991	0260	12/6/02	1385000	5090	2120	13	1991	3	43995	N	N	6153 162ND PL SE
1	413991	0220	9/26/02	1380000	5130	100	13	1990	3	40940	N	N	6158 162ND PL SE
1	330385	0080	5/28/02	2490000	5470	1780	13	2001	3	32890	Y	N	6539 170TH PL SE
3	162306	9035	7/16/01	295000	1090	0	7	1984	4	208216	N	N	22224 SE 134TH ST
3	072306	9120	5/22/01	207500	1200	0	7	1978	4	77972	N	N	19202 SE MAY VALLEY RD
3	062306	9068	7/12/02	447950	1550	0	8	1988	5	213444	Y	N	10500 185TH AV SE
3	338830	0780	3/28/01	410000	1550	1330	8	1964	4	63162	Y	N	12213 206TH PL SE
3	328680	0060	11/22/02	345000	1660	570	8	1978	4	67953	N	N	12325 210TH PL SE
3	338830	0420	11/12/02	285000	1760	0	8	1965	3	46609	N	N	20405 SE 127TH ST
3	338830	1020	5/29/02	413000	1770	1550	8	1978	4	63597	Y	N	12352 202ND PL SE
3	328680	0420	8/23/02	406000	2040	900	8	1990	3	74487	Y	N	20745 SE 119TH ST
3	338830	0550	8/27/02	385000	2890	0	8	1975	4	76665	N	N	12350 206TH PL SE
3	328680	0180	7/26/02	335000	3050	0	8	1975	3	50965	N	N	12214 210TH PL SE
3	062306	9043	8/15/02	400000	3090	150	8	1980	4	106722	Y	N	10606 185TH AV SE
3	338830	1110	12/19/01	380000	3410	0	8	1972	4	86248	N	N	12052 200TH AV SE
3	338830	1280	3/8/02	550000	1890	1780	9	1966	5	82328	N	N	12514 200TH AV SE
3	328680	0030	12/14/01	500000	2550	1450	9	1999	3	81021	N	N	20843 SE 123RD ST
3	430970	0040	6/13/01	520000	2660	0	9	1998	3	23139	N	N	10415 172ND AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	430970	0260	8/21/02	485000	2660	0	9	1999	3	47916	Y	N	10362 172ND AV SE
3	430971	0020	8/10/01	564566	2830	1390	9	2001	3	33047	N	N	17115 SE 100TH ST
3	430972	0150	10/3/01	545000	2970	860	9	2001	3	23851	N	N	9910 171ST AV SE
3	430970	0090	9/18/01	520000	2990	0	9	2000	3	20921	Y	N	17217 SE LICORICE WY
3	430971	0160	7/5/02	549950	3130	0	9	1999	3	29403	Y	N	17183 SE 100TH ST
3	430971	0170	9/7/01	509880	3150	0	9	2001	3	74052	Y	N	17185 SE 100TH ST
3	430970	0110	4/12/01	512000	3260	0	9	1999	3	28702	N	N	10517 172ND CT SE
3	430972	0080	8/2/02	450000	3470	0	9	2000	3	34589	N	N	9935 171ST AV SE
3	430971	0200	2/6/01	507000	3604	0	9	2000	3	39334	Y	N	17194 SE 100TH ST
3	788000	0120	7/13/01	425000	2260	0	10	1986	3	37283	N	N	13131 207TH AV SE
3	788000	0020	10/4/02	448000	2350	0	10	1986	3	32399	N	N	12930 206TH CT SE
3	788000	0090	9/24/01	460000	2650	0	10	1986	3	35622	N	N	13015 207TH AV SE
3	172306	9110	10/30/02	572950	2820	0	10	1987	3	233046	N	N	21036 SE 132ND ST
3	788000	0110	11/20/02	450000	2830	0	10	1986	3	38608	N	N	13119 207TH AV SE
3	788001	0160	4/11/01	549900	3000	1150	10	1988	3	60121	N	N	13042 205TH PL SE
3	788001	0130	5/4/02	559000	3180	0	10	1987	3	46827	N	N	13027 205TH PL SE
3	430970	0160	4/15/02	620000	3550	0	10	1998	3	57751	N	N	17263 SE LICORICE WY
3	788001	0070	3/12/01	549000	3780	0	10	1986	3	36995	N	N	13016 204TH PL SE
3	012305	9037	11/2/01	595000	4000	0	10	1990	3	276170	Y	N	17620 SE 106TH ST
11	342406	9150	5/22/02	179900	680	0	4	1936	5	6098	N	N	360 SE ANDREWS ST
11	527910	0625	1/31/02	140000	770	0	4	1914	4	8600	N	N	270 3RD AV NE
11	332406	9134	5/14/01	237900	880	500	5	2000	3	20037	N	N	420 MINE HILL RD SW
11	527910	0185	6/26/02	194475	910	0	5	1914	5	7400	N	N	250 NE BIRCH ST
11	342406	9109	10/11/02	215000	1380	0	5	1966	3	12000	N	N	445 SE CROSTON LN
11	342406	9145	10/16/02	150000	1400	0	5	1920	3	5662	N	N	330 FRONT ST S
11	235430	0431	11/20/02	267000	820	0	6	1990	3	4245	N	N	180 RAINIER BL S
11	342406	9036	6/1/01	192000	860	0	6	1954	4	23432	N	N	550 SE LEWIS ST
11	342406	9099	8/29/01	203000	960	0	6	1967	3	7405	N	N	575 SE CROSTON LN
11	342406	9202	11/19/02	271000	960	0	6	1989	3	8450	N	N	540 SE BUSH ST
11	342406	9289	2/8/02	249000	1020	270	6	1991	3	9583	N	N	575 SE BUSH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	342406	9077	7/26/01	229500	1030	0	6	1951	4	6000	N	N	625 SE ANDREWS ST
11	235430	0950	11/1/02	256100	1060	0	6	1983	4	7250	N	N	260 SE DONNELLY LN
11	342406	9066	6/11/01	228500	1070	0	6	1967	5	12200	N	N	1109 LEWIS LN SE
11	342406	9158	6/6/02	230000	1100	0	6	1900	5	6098	N	N	350 SE ANDREWS ST
11	570620	0430	5/11/01	235500	1120	300	6	1975	3	19800	N	N	605 MOUNT EVEREST LN SW
11	235430	0745	1/11/01	186000	1200	0	6	1959	4	6000	N	N	280 SE BUSH ST
11	552860	0085	5/1/01	202000	1210	0	6	1953	3	12000	N	N	305 1/2 1ST AV NE
11	272406	9094	3/5/01	275000	1370	860	6	1951	5	6534	N	N	285 2ND AV NE
11	272406	9160	2/8/02	227768	1500	0	6	1967	4	5663	N	N	462 FRONT ST N
11	235430	0740	6/14/02	230000	1580	0	6	1947	4	6000	N	N	250 SE BUSH ST
11	272406	9155	10/28/02	220000	1630	0	6	1964	4	9583	N	N	478 FRONT ST N
11	235430	0750	5/21/02	318000	1670	700	6	1900	5	6000	N	N	290 SE BUSH ST
11	235430	0818	8/22/01	274000	1820	0	6	1984	4	6000	N	N	257 SE CROSTON LN
11	235430	0820	11/26/01	280000	2240	0	6	1973	4	6000	N	N	275 SE CROSTON LN
11	570620	0090	8/13/02	215000	1020	0	7	1969	4	12350	N	N	375 MOUNT DEFIANCE CIR SW
11	570620	0530	6/27/01	249900	1030	360	7	1958	4	11832	N	N	400 MOUNTAIN PARK BL SW
11	235430	0455	8/20/02	239000	1050	0	7	2001	3	1500	N	N	195 SE ANDREWS ST
11	807860	0540	8/9/02	275250	1050	370	7	1985	3	6670	N	N	2325 NW OAKCREST DR
11	941220	0230	9/16/02	245000	1080	550	7	1966	4	18850	N	N	770 WILDWOOD BL SW
11	570620	0010	12/6/02	220000	1120	740	7	1969	3	23100	N	N	515 MOUNT DEFIANCE CIR SW
11	570620	0070	9/9/02	240000	1120	740	7	1969	3	16720	N	N	395 MOUNT DEFIANCE CIR SW
11	570620	0520	5/14/02	232500	1120	0	7	1958	3	12408	N	N	420 MOUNTAIN PARK BL SW
11	941220	0660	5/2/02	242500	1120	270	7	1968	4	10350	N	N	475 SW FOREST DR
11	235430	0430	4/16/02	232500	1130	0	7	1977	4	5250	N	N	160 RAINIER BL S
11	941450	0060	8/13/01	276000	1140	500	7	1977	4	14784	N	N	1370 WILDWOOD BL SW
11	941220	0650	7/11/02	259000	1170	600	7	1968	4	11400	N	N	491 SW FOREST DR
11	342406	9094	8/28/02	242500	1180	570	7	1992	3	7332	N	N	337 SE CLARK ST
11	941450	0450	10/30/01	245000	1180	640	7	1976	4	10140	N	N	1470 WILDWOOD BL SW
11	570620	0340	6/15/01	233000	1200	1200	7	1962	3	10878	N	N	445 MOUNTAIN PARK BL SW
11	570620	1990	12/11/01	243000	1210	530	7	1962	3	18810	N	N	860 MOUNTAIN PARK BL SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	570620	1050	4/1/02	230000	1220	0	7	1958	4	9152	Y	N	525 MOUNT HOOD DR SW
11	941220	0180	8/7/02	284000	1260	410	7	1965	5	15750	N	N	860 VALLEYVIEW PL SW
11	332406	9527	5/2/02	304000	1270	630	7	1978	4	41382	N	N	280 SW GIBSON LN
11	570620	1340	9/20/01	225000	1300	0	7	1966	4	12480	N	N	520 MOUNT LOGAN DR SW
11	570620	1510	10/31/01	310000	1330	1330	7	1963	4	12600	N	N	500 MOUNT OLYMPUS DR SW
11	570620	1800	7/9/01	245000	1330	0	7	1963	3	14387	N	N	345 MOUNT MCKINLEY DR SW
11	941220	0410	1/15/02	235000	1350	760	7	1967	4	15600	N	N	450 SW FOREST PL
11	941460	0050	2/19/02	295000	1350	730	7	1968	4	15675	N	N	970 WILDWOOD BL SW
11	941450	0350	7/3/02	318500	1370	1120	7	1968	3	13340	N	N	935 GREENWOOD BL SW
11	941220	0010	9/19/01	230000	1380	0	7	1965	4	14950	N	N	765 MOUNTAIN VIEW PL SW
11	941220	0770	5/21/01	291500	1400	590	7	1964	4	15733	N	N	895 SW CEDARGLADE
11	941220	0560	10/26/01	230000	1410	450	7	1966	4	27750	N	N	895 WILDWOOD BL SW
11	941450	0490	8/2/01	255000	1410	0	7	1967	3	9585	N	N	780 GREENWOOD BL SW
11	527910	0575	5/30/02	228200	1420	0	7	1937	4	9975	N	N	380 NE ALDER ST
11	941450	0480	12/11/02	286000	1420	650	7	1967	4	9827	N	N	770 GREENWOOD BL SW
11	570620	1120	11/5/02	251500	1440	0	7	1960	3	15000	Y	N	500 MOUNT JUPITER DR SW
11	807860	0210	4/18/02	293550	1450	330	7	1985	3	7650	Y	N	2530 NW OAKCREST DR
11	807860	0420	2/23/01	290900	1470	420	7	1986	3	6454	N	N	1115 OAKHILL PL NW
11	570620	0250	8/6/02	266000	1480	0	7	1961	3	9792	N	N	380 MOUNT DEFIANCE CIR SW
11	941220	0730	7/19/01	244950	1480	0	7	1967	4	21320	N	N	351 SW FOREST DR
11	807860	0350	7/8/02	302500	1490	420	7	1987	3	6293	N	N	1140 OAKHILL PL NW
11	570620	0370	9/18/02	315400	1500	750	7	1960	5	9460	N	N	505 MOUNTAIN PARK BL SW
11	570620	1400	5/7/02	239950	1540	0	7	1967	4	15555	N	N	655 MOUNTAINSIDE DR SW
11	570620	2070	11/8/01	300000	1560	0	7	1965	4	12220	N	N	150 MOUNT OLYMPUS DR SW
11	807860	0340	1/23/01	277500	1600	0	7	1986	3	5646	N	N	1130 OAKHILL PL NW
11	527910	1030	4/26/01	245000	1610	0	7	1967	4	6275	N	N	194 5TH AV NE
11	570620	1410	9/14/01	237000	1610	0	7	1967	4	14665	N	N	645 MOUNTAIN PARK BL SW
11	234330	0035	5/23/01	300000	1640	0	7	1966	4	7476	N	N	260 NW BIRCH PL
11	807860	0510	9/18/02	299900	1640	0	7	1985	3	6600	N	N	2385 NW OAKCREST DR
11	570600	0145	6/27/01	265000	1720	0	7	1961	4	8700	N	N	455 SE EVANS LN

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	570620	2030	3/20/02	249950	1740	0	7	1966	3	12220	N	N	240 MOUNT OLYMPUS DR SW
11	342406	9178	2/12/01	231000	1770	0	7	1957	4	7187	N	N	80 5TH AV SE
11	342406	9118	8/21/02	285000	1810	0	7	1992	3	6098	N	N	385 SE ANDREWS ST
11	570620	1860	5/25/01	220000	1820	0	7	1966	3	12640	N	N	475 MOUNT KENYA DR SW
11	570620	0990	5/29/02	269500	1830	0	7	1959	3	11000	Y	N	375 MOUNT HOOD DR SW
11	570620	1810	5/15/01	253950	1880	0	7	1961	3	11890	N	N	340 MOUNT MCKINLEY DR SW
11	941220	0925	6/19/02	330000	1950	0	7	1999	3	9603	N	N	894 SW CEDARGLADE
11	235430	0755	9/10/02	325000	2430	300	7	1913	5	7200	N	N	300 SE BUSH ST
11	342406	9294	10/11/01	265000	2630	0	7	1967	4	11400	N	N	1107 LEWIS LN SE
11	941461	0440	3/8/01	279900	1120	510	8	1980	4	10356	N	N	910 HIGHWOOD DR SW
11	571060	0020	9/28/02	259995	1160	780	8	1969	3	10625	N	N	900 W SUNSET WY
11	941461	0370	11/2/01	284950	1170	630	8	1976	4	9600	N	N	800 HIGHWOOD DR SW
11	571061	0290	4/20/01	284900	1180	840	8	1986	3	12085	N	N	260 MOUNT OLYMPUS DR NW
11	571061	0470	11/21/02	322000	1210	0	8	1974	3	7128	N	N	255 CAPELLA DR NW
11	807860	0240	8/14/02	334900	1230	1150	8	1987	3	10359	Y	N	2620 NW OAKCREST DR
11	807860	0260	4/19/01	336500	1230	1150	8	1987	3	6309	N	N	2640 NW OAKCREST DR
11	571060	0050	2/7/01	287000	1240	650	8	1969	4	10350	Y	N	980 W SUNSET WY
11	571060	0400	12/7/01	287500	1330	1220	8	1973	3	13589	N	N	51 BIG BEAR CT NW
11	941220	0810	10/5/01	340000	1340	440	8	1976	3	18832	N	N	860 SW CEDARGLADE
11	571061	0450	6/28/02	265000	1360	450	8	1974	3	9758	N	N	215 CAPELLA DR NW
11	941461	0010	9/17/02	285000	1370	360	8	1978	3	9000	N	N	990 GREENWOOD BL SW
11	570620	2310	5/29/01	289500	1380	0	8	1980	3	11700	N	N	145 MOUNT PILCHUCK AV SW
11	571061	0180	12/27/01	275000	1380	600	8	1974	4	9477	N	N	340 DORADO DR NW
11	731320	0080	2/21/01	339500	1410	320	8	1989	3	14994	N	N	1015 SW RIDGEWOOD CIR
11	571060	0330	10/29/02	300000	1430	670	8	1978	3	12000	N	N	85 BIG BEAR PL NW
11	571061	0520	10/19/01	263000	1430	700	8	1973	4	9775	N	N	210 CAPELLA DR NW
11	570620	0580	4/20/01	279000	1440	750	8	1969	4	20691	N	N	340 MOUNTAIN PARK BL SW
11	941461	0130	12/12/02	322000	1460	590	8	1977	4	9450	N	N	985 HIGHWOOD DR SW
11	571061	0760	12/22/02	285000	1480	850	8	1974	3	9900	N	N	160 MOUNT SI PL NW
11	571062	0040	5/10/02	297900	1480	770	8	1979	3	16700	N	N	220 MOUNT PILCHUCK AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	571062	0050	2/11/02	329950	1480	840	8	1979	4	29400	N	N	240 MOUNT PILCHUCK AV SW
11	865000	0030	9/1/01	319500	1500	1390	8	1976	3	9630	N	N	1035 IDYLWOOD DR SW
11	571060	0520	6/22/01	319500	1510	1170	8	1972	4	10179	N	N	90 BIG BEAR PL NW
11	941461	0520	2/6/01	281500	1520	770	8	1969	3	11900	N	N	1040 HIGHWOOD DR SW
11	571061	0730	3/7/02	260500	1540	0	8	1974	4	10005	N	N	220 MOUNT SI PL NW
11	571060	0240	8/23/02	335000	1550	240	8	1973	4	10450	N	N	150 AIRES PL NW
11	571061	0330	8/21/01	308000	1570	730	8	1973	4	10001	N	N	270 ALMAK CT NW
11	571061	0680	7/13/01	327500	1620	950	8	1973	3	10530	Y	N	220 MOUNT RAINIER PL NW
11	954522	0170	2/25/02	335000	1660	0	8	1986	3	9904	N	N	665 JASMINE PL NW
11	954524	0270	7/31/02	343000	1660	360	8	1986	3	9643	N	N	940 NW FIRWOOD BL
11	571061	0280	4/20/01	275000	1680	1120	8	1976	3	10083	N	N	240 MOUNT OLYMPUS DR NW
11	571060	0370	6/11/02	285000	1730	0	8	1972	3	10500	N	N	65 BIG BEAR PL NW
11	954523	0090	4/11/01	337000	1730	0	8	1985	3	7657	N	N	985 NW HONEYWOOD CT
11	570620	2280	8/7/01	339950	1800	1380	8	1976	4	20405	Y	N	65 MOUNT PILCHUCK AV SW
11	731320	0110	3/14/02	294000	1810	0	8	1984	3	13405	N	N	1045 SW RIDGEWOOD CIR
11	954524	0040	9/18/01	345000	1860	0	8	1985	3	9603	N	N	485 INDIGO PL NW
11	571060	0380	8/3/01	295000	1870	850	8	1972	3	8910	N	N	61 BIG BEAR PL NW
11	865000	0160	5/7/01	395000	1880	850	8	1976	5	13344	N	N	815 IDYLWOOD DR SW
11	731320	0220	9/5/02	307459	1910	0	8	1986	3	14718	N	N	1115 SW RIDGEWOOD PL
11	816330	0260	1/22/01	322000	1910	310	8	1967	4	15778	N	N	1564 HILLSIDE DR SE
11	332406	9560	5/11/01	399000	1970	0	8	1995	3	47480	N	N	15 MOUNT QUAY DR NW
11	571061	0460	6/13/01	287000	1980	0	8	1975	3	9660	N	N	245 CAPELLA DR NW
11	954524	0190	7/28/02	359000	1980	0	8	1985	3	9603	N	N	520 INDIGO PL NW
11	259765	0240	7/23/01	360000	2030	0	8	1984	3	16200	N	N	3235 SIERRA CT SW
11	954520	0590	9/20/01	317000	2040	0	8	1985	3	9800	N	N	715 KALMIA CT NW
11	941450	0190	9/24/01	330000	2050	440	8	1969	4	22270	N	N	550 SW FERNWOOD ST
11	954520	0740	3/22/02	340000	2060	0	8	1985	3	9434	N	N	635 KALMIA PL NW
11	571061	0400	4/30/01	279800	2070	390	8	1975	3	9520	N	N	810 W SUNSET WY
11	954520	0620	2/19/02	419000	2110	1730	8	1980	4	9345	N	N	655 KALMIA CT NW
11	872855	0220	1/8/02	450000	2130	1000	8	1995	3	14569	N	N	675 MOUNT LOGAN DR SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	571061	0490	4/27/01	305000	2160	0	8	1975	4	10350	N	N	275 CAPELLA DR NW
11	954522	0010	8/5/02	350000	2170	0	8	1985	3	10272	N	N	600 JASMINE PL NW
11	332406	9563	4/6/01	480000	2240	990	8	2000	3	21079	N	N	525 SW ELLERWOOD ST
11	954520	0710	3/4/02	354950	2290	0	8	1980	3	9462	N	N	695 KALMIA PL NW
11	954522	0110	11/11/02	347000	2290	0	8	1987	3	10028	N	N	700 JASMINE PL NW
11	570620	1150	1/8/01	270500	2420	0	8	1960	3	15711	Y	N	385 MOUNT JUPITER DR SW
11	571061	0370	3/13/01	289000	2420	0	8	1978	3	14351	N	N	840 W SUNSET WY
11	954524	0100	5/29/01	353000	2560	0	8	1986	3	10154	N	N	365 INDIGO PL NW
11	954522	0070	1/25/01	383500	2740	0	8	1985	3	11689	N	N	660 JASMINE PL NW
11	954520	0410	10/4/02	414000	3220	0	8	1980	4	8064	N	N	1030 NW HONEYWOOD PL
11	731320	0190	4/9/02	381000	1350	910	9	1988	3	32056	Y	N	1145 SW RIDGEWOOD PL
11	032306	9015	9/27/01	670000	1630	1000	9	1990	3	108028	N	N	1440 SYCAMORE DR SE
11	571050	0010	4/22/02	354950	1640	580	9	1980	3	10275	N	N	15 MOUNT PILCHUCK AV NW
11	865000	0260	1/28/02	379500	1850	1040	9	1974	3	52870	Y	N	850 IDYLWOOD DR SW
11	858201	0180	5/3/02	402000	2120	0	9	1987	3	9664	N	N	2835 NW PINECONE DR
11	259765	0790	10/17/02	355000	2150	0	9	1987	3	14370	N	N	2200 SQUAK MOUNTAIN LOOP SW
11	259765	0980	7/30/02	500000	2210	1380	9	1987	3	19495	N	N	3050 QUINALT CT SW
11	954526	0310	5/3/02	549950	2390	980	9	1994	3	11329	Y	N	470 EVERWOOD CT NW
11	332406	9541	8/13/01	470000	2400	910	9	1992	3	21050	N	N	260 SW EDGEWOOD CT
11	954525	0080	10/24/01	430000	2430	0	9	1993	3	13136	N	N	650 NW DATEWOOD DR
11	259765	0140	9/20/02	381000	2520	0	9	1985	3	22473	N	N	2155 SQUAK MOUNTAIN LOOP SW
11	954525	0140	4/3/01	462500	2610	0	9	1993	3	8271	N	N	675 NW DATEWOOD DR
11	258960	0240	7/24/01	470000	2620	0	9	2000	3	7731	N	N	1240 SUNRISE PL SE
11	954526	0270	9/20/02	505000	2700	0	9	1994	3	13170	N	N	455 NW DATEWOOD DR
11	954526	0240	8/26/02	480000	2720	0	9	1994	3	8272	N	N	425 NW DATEWOOD DR
11	258960	0100	1/17/02	494450	2750	0	9	2000	3	7305	N	N	1040 1ST PL SE
11	954525	0100	8/24/01	499000	2750	0	9	1993	3	10681	N	N	600 NW DATEWOOD DR
11	258960	0260	12/17/02	542000	2770	880	9	1998	3	9422	N	N	1248 SUNRISE PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	954525	0230	8/17/01	475000	2800	0	9	1993	3	8640	N	N	590 EVERWOOD DR NW
11	330397	0010	11/14/01	590000	2850	840	9	2000	3	12921	Y	N	1498 HILLSIDE DR SE
11	330397	0040	5/23/01	659950	2870	0	9	2001	3	14946	Y	N	1480 HILLSIDE DR SE
11	330397	0090	10/18/01	649950	2880	550	9	2001	3	23233	Y	N	340 SE CRYSTAL CREEK CIR
11	258960	0230	7/23/01	467950	2970	0	9	2000	3	7591	N	N	1236 SUNRISE PL SE
11	258960	0120	6/13/01	569950	3020	880	9	2001	3	7292	N	N	1160 SUNRISE PL SE
11	941461	0250	5/22/02	462000	3020	0	9	2001	3	9611	N	N	805 HIGHWOOD DR SW
11	954525	0220	8/9/02	503000	3110	0	9	1993	3	7560	N	N	600 EVERWOOD DR NW
11	954525	0170	6/20/01	490000	3160	0	9	1993	3	8777	N	N	735 NW DATEWOOD DR
11	330397	0060	8/21/02	744175	3210	760	9	2001	3	26635	Y	N	1511 HILLSIDE DR SE
11	872855	0070	6/26/01	684000	3370	1080	9	1997	3	118242	N	N	650 MOUNT OLYMPUS DR SW
11	330397	0020	6/7/01	643500	3570	0	9	2001	3	14830	Y	N	1490 HILLSIDE DR SE
11	564150	0020	9/18/01	549000	3080	0	10	1997	3	12644	N	N	780 EVERWOOD DR NW
11	259765	0040	9/5/02	700000	3090	1460	10	1990	3	17882	Y	N	3100 DOUGLAS CT SW
11	858201	0010	7/16/02	530000	3350	1180	10	1999	3	9552	Y	N	2710 NW PINECONE DR

Improved Sales Removed From This Physical Inspection Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	177700	0110	9/20/01	849000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	177835	0050	6/28/02	635000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	192406	9075	7/30/01	430000	NO MARKET EXPOSURE
1	192406	9091	6/11/01	615000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	192406	9157	12/20/02	577504	FORCED SALE;
1	226080	0170	6/14/02	527000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
1	226080	0190	10/11/02	460000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	242405	9023	7/26/01	238000	ESTATE ADMINISTRATOR; EXEMPT FROM EXCISE TAX
1	242405	9038	10/8/02	750000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	252405	9167	12/31/02	700000	NO MARKET EXPOSURE; BUILDER / DEVELOPER
1	292406	9049	6/14/01	378756	NO MARKET EXPOSURE
1	330385	0390	4/23/01	1436414	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	330385	0440	2/28/02	700000	FORCED SALE;
1	330385	0460	1/25/02	2288342	NO MARKET EXPOSURE
1	330385	0480	7/30/01	1725000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	413943	0220	9/18/01	759000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	413943	0920	6/14/01	930000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	413943	0940	1/30/01	1040000	RELOCATION - SALE BY SERVICE
1	413944	0040	6/18/01	535000	RELOCATION - SALE BY SERVICE
1	413945	0210	5/21/01	640000	NO MARKET EXPOSURE
1	413950	0180	10/16/01	1030000	RELOCATION - SALE BY SERVICE
1	413990	0140	1/8/02	852500	RELOCATION - SALE BY SERVICE
1	413991	0060	4/29/02	1204000	NO MARKET EXPOSURE
1	560801	0040	9/25/01	280000	ESTATE ADMINISTRATOR; PARTIAL INTEREST
1	560804	0020	8/7/02	839000	NO MARKET EXPOSURE
1	730800	0290	3/6/01	610000	NO MARKET EXPOSURE
1	988800	0050	10/17/02	445000	1031 TRADE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	162306	9030	1/1/02	50000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	328680	0140	11/28/01	425000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	338830	0615	3/26/02	415000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	788001	0250	3/15/02	462000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	007510	0065	8/26/02	303000	NO MARKET EXPOSURE; RELATED PARTY
11	235430	0860	6/21/01	242000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	235430	0870	11/5/02	166500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	259765	0600	3/8/02	385000	NON-REPRESENTATIVE SALE
11	292406	9051	11/15/01	140000	NO MARKET EXPOSURE; RELATED PARTY
11	332406	9029	2/13/01	214950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	332406	9036	12/4/01	127465	QUIT CLAIM DEED
11	332406	9053	12/10/02	150000	QUIT CLAIM DEED
11	332406	9075	1/22/01	257000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 65**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	332406	9127	8/16/01	116000	ESTATE ADMINISTRATOR; TENANT
11	332406	9517	10/10/01	404400	PERSONAL PROPERTY INCLUDED
11	342406	9142	2/23/01	215000	NO MARKET EXPOSURE; TENANT
11	342406	9183	5/23/02	125000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	342406	9208	12/5/01	193000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	342406	9236	5/2/01	230000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	342406	9273	5/28/02	125000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	363010	0025	7/18/02	215000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	527910	1195	6/2/01	209000	CORPORATE AFFILIATES
11	552860	0035	6/26/01	219990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	570620	1110	1/2/01	200000	NON-REPRESENTATIVE SALE
11	570620	1600	9/26/01	277500	FORCED SALE;
11	570620	1640	5/8/02	145000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	570620	2080	2/12/02	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	571050	0040	3/26/02	215000	NON-REPRESENTATIVE SALE
11	571060	0150	1/25/02	53445	QUIT CLAIM DEED
11	571060	0180	3/22/01	350000	MULTI-PARCEL SALE
11	571060	0580	9/14/01	273450	NON-REPRESENTATIVE SALE
11	571061	0610	10/26/01	270000	NON-REPRESENTATIVE SALE
11	571062	0020	4/30/02	247000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	865000	0010	7/18/02	272500	NO MARKET EXPOSURE; NON-REP SALE
11	865000	0080	11/8/02	365000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	865000	0090	9/19/02	354950	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	941220	0290	7/12/02	200000	NON-REPRESENTATIVE SALE
11	941220	0760	12/20/01	175000	NON-REPRESENTATIVE SALE
11	941450	0100	3/5/01	144632	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
11	941461	0560	7/9/02	296954	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	954522	0090	5/31/02	415000	NON-REPRESENTATIVE SALE
11	954524	0180	6/6/01	250000	PARTIAL INTEREST; STATEMENT TO DOR

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +2.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 65 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .988%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
4	2	1.213	1.016	-16.2%	0.389	1.643
5	4	0.976	1.080	10.7%	0.981	1.179
6	19	0.885	0.972	9.9%	0.918	1.027
7	59	0.923	0.993	7.6%	0.974	1.012
8	73	0.960	0.994	3.5%	0.978	1.010
9	119	0.983	0.985	0.2%	0.974	0.996
10	49	0.943	0.997	5.7%	0.978	1.015
11	37	1.016	0.987	-2.8%	0.957	1.018
12	22	0.898	0.982	9.4%	0.940	1.024
13	8	0.956	0.981	2.6%	0.923	1.040
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1959	19	0.988	1.003	1.5%	0.950	1.057
1960-1969	49	0.931	0.998	7.3%	0.977	1.020
1970-1979	43	0.959	1.002	4.6%	0.981	1.024
1980-1989	53	0.907	0.967	6.7%	0.951	0.984
1990-1999	120	0.964	0.987	2.4%	0.973	1.001
2000-2002	108	0.975	0.989	1.5%	0.978	1.001
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	1	0.579	1.034	78.8%	NA	NA
Average	313	0.967	0.989	2.3%	0.981	0.996
Good	66	0.939	0.991	5.5%	0.972	1.010
Very Good	12	0.816	0.944	15.6%	0.906	0.982
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	131	0.944	0.987	4.6%	0.974	1.001
1.5	11	0.898	0.987	10.0%	0.914	1.061
2	248	0.968	0.989	2.1%	0.981	0.998
2.5	2	0.840	0.926	10.2%	-0.246	2.097

Area 65 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .988%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
600-1300	46	0.926	1.005	8.5%	0.980	1.029
1301-1800	72	0.926	0.986	6.4%	0.967	1.004
1801-2500	72	0.999	0.992	-0.7%	0.978	1.007
2501-2900	64	0.972	0.997	2.6%	0.982	1.012
2901-3500	78	0.949	0.977	3.0%	0.960	0.995
3501-7000	60	0.963	0.988	2.6%	0.967	1.008
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	304	0.971	0.990	2.1%	0.983	0.998
Y	88	0.943	0.984	4.4%	0.967	1.001
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	392	0.960	0.988	2.9%	0.981	0.995
Y	NA	NA	NA	NA	NA	NA
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	184	0.973	0.990	1.8%	0.980	1.000
3	34	0.958	0.994	3.8%	0.970	1.019
11	174	0.930	0.981	5.5%	0.969	0.993
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1500-5999	35	1.055	1.011	-4.1%	0.994	1.029
6000-7999	62	0.974	0.987	1.3%	0.969	1.005
8000-9999	72	0.958	0.994	3.8%	0.977	1.010
10000-12999	70	0.954	0.989	3.7%	0.970	1.008
13000-17999	62	0.956	0.977	2.2%	0.957	0.997
18000-43559	60	0.944	0.987	4.6%	0.968	1.007
1Acre-7Acres	31	0.932	0.989	6.1%	0.964	1.014

2002 Improved Parcel Ratio Analysis

District/Team: SE / Team - 1	Lien Date: 01/01/2002	Date of Report: 4/30/2003	Sales Dates: 1/2001- 12/2002
Area 65	Analyst ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	392
Mean Assessed Value	530,000
Mean Sales Price	551,900
Standard Deviation AV	347,257
Standard Deviation SP	369,626

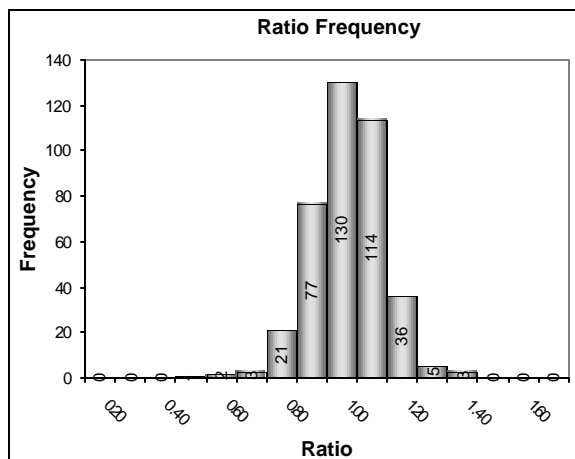
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.968
Median Ratio	0.969
Weighted Mean Ratio	0.960

UNIFORMITY	
Lowest ratio	0.429
Highest ratio:	1.350
Coefficient of Dispersion	9.40%
Standard Deviation	0.119
Coefficient of Variation	12.25%
Price Related Differential (PRD)	1.008

RELIABILITY	
95% Confidence: Median	
Lower limit	0.955
Upper limit	0.982
95% Confidence: Mean	
Lower limit	0.956
Upper limit	0.980

SAMPLE SIZE EVALUATION	
N (population size)	3529
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.119
Recommended minimum:	22
Actual sample size:	392
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	192
# ratios above mean:	200
z:	0.404
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 65

2003 Improved Parcel Ratio Analysis

District/Team: SE / Team - 1	Lien Date: 01/01/2003	Date of Report: 4/30/2003	Sales Dates: 1/2001 - 12/2002
Area 65	Analyst ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	392
Mean Assessed Value	545,300
Mean Sales Price	551,900
Standard Deviation AV	357,663
Standard Deviation SP	369,626

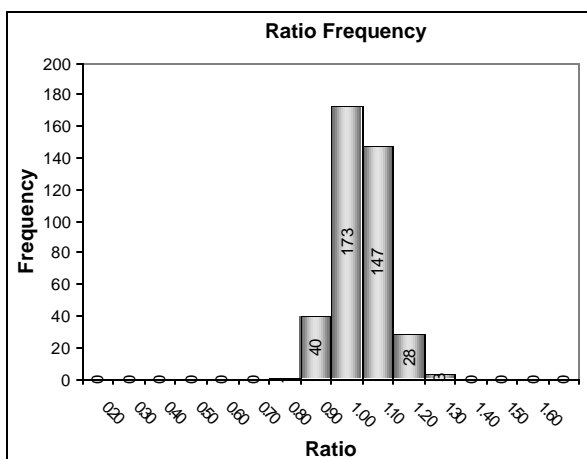
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.996
Median Ratio	0.993
Weighted Mean Ratio	0.988

UNIFORMITY	
Lowest ratio	0.792
Highest ratio:	1.247
Coefficient of Dispersion	5.54%
Standard Deviation	0.073
Coefficient of Variation	7.30%
Price Related Differential (PRD)	1.008

RELIABILITY	
95% Confidence: Median	
Lower limit	0.985
Upper limit	1.000
95% Confidence: Mean	
Lower limit	0.988
Upper limit	1.003

SAMPLE SIZE EVALUATION	
N (population size)	3529
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.073
Recommended minimum:	8
Actual sample size:	392
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	205
# ratios above mean:	187
z:	0.909
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 65

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly

located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.